



STAGS

Trevadlock Manor

Trevadlock Manor

Trevadlock, Launceston, PL15 7PW

Launceston 7 miles Liskeard 12 miles Bodmin 17 miles

- Grade II Listed Manor House
- 6 Bedrooms (2 En-Suite)
- 2 Reception Rooms
- 5 Converted Holiday Cottages
- Glorious Pastoral Views
- 320 Yards Frontage To The River Lynher
- Barn With Loose Boxes
- Paddocks

Guide price £1,150,000

SITUATION

Trevadlock Manor is set on the edge of the dramatic eastern side of Bodmin Moor, offering some of the most exhilarating views in the county and miles of footpath for the keen walker or equestrian alike. The nearby and peaceful rural village of Lewannick offers a family pub, church, village store and primary school. There is also the well regarded Rising Sun pub at nearby Altarnun. Launceston, the gateway to Cornwall, is just seven miles distant and there you will find a very wide range of facilities from schooling and shopping to sports clubs and golf courses. Although out of sight and hearing, the A30 dual carriageway is just over a mile away putting Trevadlock Manor within easy reach of Tavistock and Exeter, as well as the many coastal and other delights further westwards into Cornwall.

HISTORY

Trevadlock Manor and its cottages date back in part to the 1530s when the house was built by the Nanscawen family, remaining in their ownership until the late 20th century. The manor retains some of its original mullion windows and was partly remodelled in 1729 when far larger Georgian windows were installed giving much more light. Trevadlock Manor can be found in the Domesday Book and was a border community during the Anglo Saxon conquest of Cornwall. The name Trevadlock is derived from the Cornish meaning place of the aspen trees. The river marks the boundary for approximately 320 yards and offers casual fishing, mainly for brown trout.

THE MAIN HOUSE

Trevadlock Manor is truly versatile and adaptable, lending itself to be used as a large family house or divided between owners accommodation in the south east side and spacious guest accommodation in the west wing. In total, there are six bedrooms and three living rooms, with two kitchens and four bathrooms. Downstairs, the west wing has a wonderful dining/drawing room with a large open fireplace and flagstone slate flooring, off which is a guests kitchen and a utility room. Upstairs three double bedrooms, en-suite and family bathroom complete the guest accommodation.



An enchanting holiday cottage complex with Listed Manor House, five cottages and around 24 acres with frontage to the River





Within the south east facing wing the kitchen/breakfast room provides a real heart of the home with access through to the west wing dining/drawing room, and French doors out to the garden. A central fireplace with a wood-burning stove and a flagstone slate floor give the room real character. The entrance porch to the south east side of the house leads through to a welcoming hall. A wonderful dual aspect sitting room with an open fireplace is set to one side. Upstairs, there are three bedrooms, all of which enjoy lovely rural views, with an en-suite and a family bathroom.

THE COTTAGES

Trevadlock Manor has five self contained holiday cottages created from a series of adjoining 18th Century barns in 1981, clad with wisteria, vines and other climbing plants. Four of the cottages are designed to accommodate four guests while the largest can sleep up to six people. Each holiday cottage is reverse level with bedrooms and bathroom on the ground floor and open-plan living/kitchen areas with vaulted ceilings at first floor level, all except one with wood burning stoves. The cottages enjoy their own gardens, play area and extensive parking, separate from the main house. One of the cottages has its own private first floor balcony providing a wonderful sitting-out space from which to enjoy the views.

The cottages and the west wing of the house currently operate as an established six unit holiday letting business with a high percentage of repeat visitors. For details see www.trevadlockmanor.co.uk

THE GROUNDS

Trevadlock Manor, the holiday cottages and garage/workshop create a courtyard area that leads to the paddocks, agricultural barn with stables and over 24 acres of beautiful grounds set against a stunning and dramatic backdrop of the edge of Bodmin Moor. The land then slopes down to approximately 320 yards of river frontage.

DIRECTIONS

From Truro, take the A39 to the A30 and travel east. Continue over Bodmin Moor passing Colliford Lake and the turning for Altarnun. Take the B3257 following signs to Callington and Lewannick. The slip road is immediately after the Esso service station. Continue through Plusha following the B3257 and turn right signposted North Hill and Trevadlock. After a short distance, Trevadlock Manor is situated on the right. From Exeter take the A30 west, and the B3257 will be found on the left, seven miles beyond Launceston.

ENERGY PERFORMANCE CERTIFICATE

Full EPC's for the cottages are available on request.

SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating in house, gas fired in cottages.

VIEWING

Strictly by prior appointment with Stags Holiday Complex Department 01392 680058, Stags Launceston Office 01566 774999 or Savills Truro 01872 243200 .

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc, are specifically excluded but may be available by separate negotiation.

IMPORTANT NOTICE

These particulars are a guide only and should not be relied upon for any purpose.





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Trevadlock Manor, Lewannick, PL15

Gross internal floor area (approx):

311 sq m / 3348 sq ft (Excludes outbuilding)

For Identification only - Not to scale

Niche Communications

