



STAGS

Semersdon Manor

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North Tamerton, Cornwall EX22 6RL

Holsworthy 7 miles • North Cornish Coast 10 miles • Launceston (A30) 11 miles • Exeter (M5) 55 miles

Five Bedrooms • Four Reception Rooms • Kitchen/Breakfast Room • Utility Room • Well Room • Contemporary Bathroom and Shower Room • Landscaped Gardens with Ponds • Pasture Paddocks • Barns with Undoubted Potential (subject to planning) • 4.69 Acres in all

Situation

Semersdon Manor occupies a peaceful and rural location about one mile from the Parish of North Tamerton. The market town of Holsworthy is some 7 miles distant and has a well respected golf club and all facilities associated with a thriving market town. Bude is some 11 miles distant with an extensive range of sandy beaches and cliff walks, links golf club, shops and access to the A39 (the Atlantic Highway) which allows exploration of the majestic North Cornish coast. The market town of Launceston is 11 miles to the south. It was once the ancient Capital of Cornwall, and is now known as the 'Gateway to Cornwall'. Launceston has a fully equipped leisure centre, two testing 18-hole golf courses and shops including a 24-hour supermarket. It has access to the A30, which links the cathedral cities of Exeter and Truro and continues west to Lands End. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and a well respected international airport.

Description

Semersdon Manor is a Grade II Listed home of rare quality and comfort, having been subject to considerable expenditure and improvement by the current vendors who have skilfully blended modern conveniences within the historic framework of Semersdon Manor. The Manor is an outstanding example of a traditional Cornish Manor House, constructed of part stone and part cob elevations below a traditional Delabole slate roof. The Manor is listed as being built in 1633, during the time of Charles I, although it is referenced in records held at the Truro County Record Office in a Feet of Fines in 1378, in the time of King Richard II, and also in Assize in 1201, in the time of King John. The property enjoys a wealth of period features including exposed timberwork, large granite fireplaces, exposed stone walls with candle nooks, leaded windows with mullions, slate flooring, a Plank and Muntin screen wall and an original indoor well.

The attractive main entrance has a granite step leading to a solid oak front door set in a granite surround. Set above the doorway can be seen a granite piece engraved with the coat of arms of the Arundel and Caminowe families who were very prominent in Cornwall's history, together with the initials understood to be of the Arundel family heirs prior to the 1633 date engraved above. The well proportioned and most attractive accommodation includes the following:

Entrance Hall: Stone framed mullion windows to either side, exposed stone walls and beams, slate flooring and 17th century oak studded door with large oak frame leading into:

Hallway: Exposed stone wall and wood panelled wall, exposed beams, tiled floor, underfloor heating, original wooden door to sitting/dining room, oak double doors to lounge and 17th century oak studded door into:

Well Room: Featuring an original timber covered well. Hardwood window to rear aspect, slate flooring, exposed stone walls and beams, oak entrance door to rear.

Lounge: Original Inglebrook fireplace with granite surround and multi-fuel burning stove, double aspect stone framed mullion windows, exposed beams and stone walls, slate floor with underfloor heating and oak door into:

Study: Stone framed mullion window to rear aspect, exposed beams and stone walls, underfloor heating.

Sitting/Dining Room: Original Inglebrook fireplace with granite surround and oak bressummer beam above with multi-fuel burning stove in the sitting area. Feature open fronted fireplace with granite surround in the dining area. Three sets of stone framed mullion windows to front aspect, exposed beams and stone walls with candle nook. Slate floor with underfloor heating, wooden door into:

Pantry: A pair of stone framed mullion windows to rear aspect, tiled floor, exposed beams, candle nooks and solid slate shelving. A Plank and Muntin screen wall with an oak door into:

Cloakroom: Comprising pedestal wash hand basin, low flush WC, heated towel rail, extractor fan, tiled flooring and exposed beams.

Kitchen: Stable door leads from the sitting/dining room into the kitchen which has a more contemporary feel with a range of base and eye level units with rolled edge laminate surfaces over, twin bowl stainless steel sink unit with mixer tap and tiled surrounds. Plumbing and appliance space for dishwasher, fridge/freezer and eye level double oven. Built-in four ring halogen hob. Door into spacious larder. Slate floor with underfloor heating, exposed beams and access to loft space. Double aspect stone framed mullion windows and an oak stable door into:

Utility Room: A range of base and eye level units with rolled edge laminate surfaces over. Stainless steel sink unit with mixer tap and tiled surrounds. Heated towel rail. Plumbing and appliance space for washing machine and tumble dryer, slate floor with underfloor heating, exposed beams and base level oil fired boiler for central heating and hot water. Stone framed mullion window to front aspect, door to storage cupboard and an oak side entrance door.





A stunning example of a Grade II Listed Manor House which has been skilfully updated to create a fusion of history and modern facilities

First Floor

Accessed through a door from the sitting/dining room, a feature of the property is the stairwell. A stone framed mullion window and an attractive stone staircase (cupboard beneath) with oak hand rail and carved banister leading to the:

Landing: Oak/hardwood flooring, three hardwood windows to rear aspect. Exposed beams, radiator, access to loft space and doors to storage cupboards. Access to all bedrooms, the bathroom and the shower room.

Bedroom 1: Feature open fronted fireplace and granite surround, exposed stone walls and beams, two stone framed mullion windows to front aspect, two radiators, wooden flooring and access to loft space.

Bedroom 2: Studded door, feature open fronted fireplace with granite surround, exposed stone walls and beams, stone framed mullion window to front aspect, radiator and wooden flooring.

Bedroom 3: Exposed stone walls and beams, double aspect stone framed mullion windows to front and side, radiator, wooden flooring.

Bedroom 4: Exposed stone wall and beams, double aspect hardwood windows to rear and side, radiator, wooden flooring.

Bedroom 5: Studded door, stone framed mullion window to front aspect, pitched roof, exposed beams, radiator, wooden flooring.

Bathroom: Contemporary five piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin, double shower cubicle with electric shower and multi-jets, bidet and low flush WC, range of vanity cupboards, heated towel rail, extractor fan and shaving points, hardwood window to rear aspect, exposed beams, tiled walls and vinyl flooring.

Shower Room: Fitted with three piece suite comprising shower cubicle with electric shower, pedestal wash hand basin with tiled splashback, low flush WC, heated towel rail, extractor fans and shaving points, exposed stone walls and beams, door to airing cupboard (with slatted shelving) and vinyl flooring.

Outside

The gardens and grounds are a most attractive feature of Semersdon Manor and surround the property on all sides. The property has a circular driveway providing ample parking for several vehicles. To the front of the house is a raised lawn area with granite steps and a path with well stocked attractive borders. The gardens have a wide range of specimen shrubs, trees and flower beds providing colour and texture throughout the year. Adjacent to the lawned area is a most attractive fish pond with bridge, a small separate timber framed barn which is designed for use as a barbeque area with a Clematis covered pergola. The water from the pond, cascades down a succession of waterfalls into a further fish and lily pond and then on to a small lake with an island. Adjoining the fish and lily pond there is a Delabole slate patio and between the ponds and small lake, there is a garden area with a wide variety of shrubs and trees. At the bottom of the garden, beyond the lake, are paddocks with lovely views over the valley and distant views of Dartmoor. The paddocks have a pretty stream boundary which meanders towards the River Tamar. Behind the outbuildings is a further paddock with a mixture of specimen trees. To the north of this paddock there is a vegetable garden with polytunnel and a number of fruit trees, and a further small paddock which has a **General Purpose Building** with GI roof and timber poled barn.

Outbuildings: To the west of the house there is a traditional, partly rendered, outbuilding of cob and stone construction and comprises several areas. These have, subject to gaining planning permission, potential for a variety of uses such as stables, offices, cottage, indoor swimming pool, gym, etc. These useful rooms currently include: **Games Room** 41'10" x 17'8" (12.75m x 5.38m) with an additional **Store Room** 17'8" x 8'10" (5.38m x 2.69m) located on the first floor. Ground floor **Store Room** 17'8" x 8'10" (5.38m x 2.69m) and **Garage Area** 31'7" x 15'5" (9.63m x 4.7m) with space for at least two cars. Adjoining **Workshop/General Store** 40' x 17'6" (12.19m x 5.33m).

The Land

Extends in all to 4.69 acres or thereabouts.

Agent's Note

Planning and conservation permission have been granted for a garden room extension to the southern aspect of Semersdon Manor. Planning Application number: E1/2009/01412 and E1/2009/01411 from Cornwall Council, dated 2 December 2009.

Services

Mains water, mains electricity, private drainage, underfloor heating to ground floor, radiators to first floor via bulk oil fired boiler. Please note the agents has not inspected or tested these services. The property is sold subject to all local authority charges.

Viewings

Strictly by prior appointment with the vendor's appointed agents, Stags on 01566 774999.

Directions

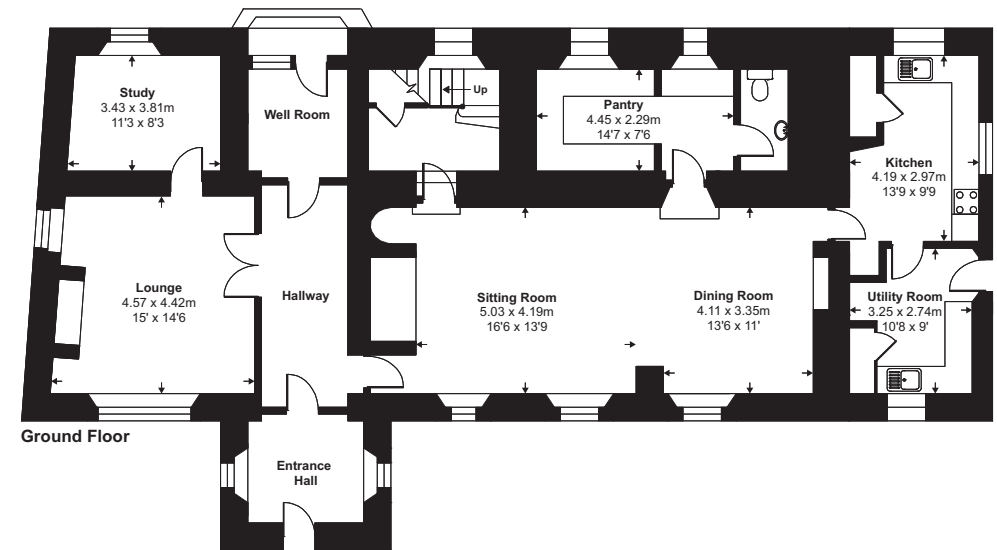
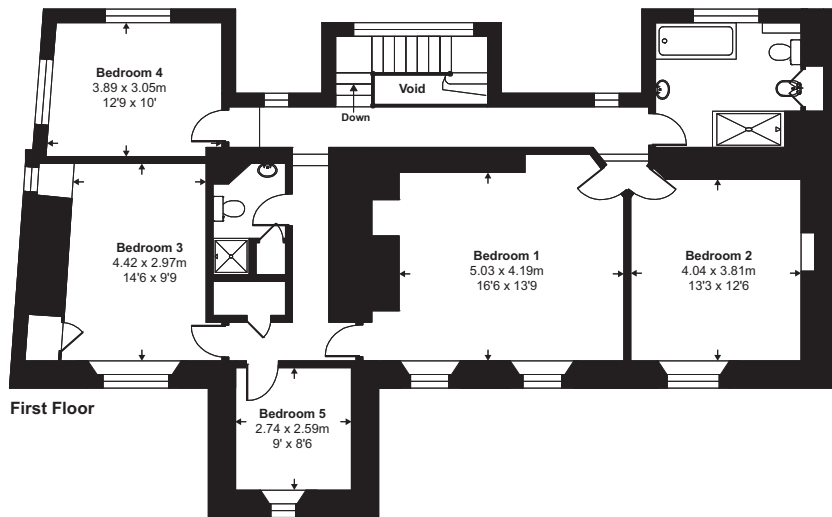
From Launceston take the B3254 road towards Bude passing over the River Ottery at Yeolmbridge. Continue on this picturesque road, passing the Countryman Inn on the right hand side and on for approximately 7½ miles, taking the right hand turn signposted North Tamerton. Follow this country road for 1.7 miles and there are some metal stake railings on the right hand side. You will see a sign on the left hand side saying 'Haydon Farm' and immediately behind this, a sign saying Trepoyle Farm. Immediately, on the right is an unmade lane with a bungalow on the left hand side and a post box built into the wall on the right hand side. Follow this lane for approximately 500 yards and the entrance to Semersdon Manor will be immediately in front of you. Map Reference: OS Landranger Sheet: 190:299/962

Local Authority

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall TR1 3AY. Tel: 0300 1234 100.

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

Approx. Gross Internal Floor Area
216.2 Sq Metres 2328 Sq Ft (Excludes Void)



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