

# PELYN

LOSTWITHIEL, CORNWALL











# PELYN

Lostwithiel • Cornwall • PL22 0JE

Lanhydrock Golf Club – 4.5 • Fowey – 7 • Bodmin Parkway (mainline rail) - 7 • A30 - 9  
Cornwall Airport (Newquay) – 18.5 • Truro – 22  
(all distances are in miles and approximate)

*A stunning Cornish estate surrounded by woodland and pasture offering total privacy and seclusion*

**Meticulously restored classic manor house**

Drawing room • Library • Dining Room • Ballroom • Kitchen • Gun Room  
Master bedroom suite with dressing rooms and bathroom • 3 further en-suite bedrooms • Bedroom 5/ Study • Wine Cellar

**Self contained guest wing**

Entrance hall • Kitchen/utility • Sitting room • Three en-suite bedrooms

**Housekeeper's apartment**

Open plan kitchen/living room • Two bedrooms • Bathroom

**Coach House**

Double garage, workshop and storerooms

**Gardens and Grounds**

Fantastic formal gardens and grounds with walled gardens and former gardener's cottage  
Long private drive, pasture and woodland

**In all about 148.5 acres**



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## SITUATION

Facing south and looking out over the beautiful green countryside of south Cornwall, Pelyn sits surrounded by its own grounds to the west of the Fowey River.

Beautiful walks take one along the banks of the river and through the leafy lanes to Restormel Castle. For the keen golfer, Lanhydrock Golf Course, one of the finest golf courses in the South West, is just four miles away, while

beach goers, surfers and sailors are spoilt with fabulous sandy beaches and coves on both the north and south coast.

Nearby Lostwithiel, once the ancient capital of Cornwall over 700 years ago, is an attractive town famed for its antiques. With shops, delis, cafes, good restaurants and an excellent butchers along with good schools, doctors and a bank it caters amply for day to day needs. Lostwithiel also has a mainline

railway station offering services to London Paddington.

Fowey is a haven for sailors with the Royal Fowey Yacht Club and the Gallants Sailing Club at opposite ends of the main street playing host to regular racing. Excellent restaurants, boutiques and delis line the streets and the river is colourful with yachts and motor boats.





## THE PROPERTY

Pelyn is a private wooded estate lying just west of Lostwithiel in Lanlivery parish which, with the exception of a short break of 20 years, has been owned by the same family for over 400 years. The house was classically built in 1601 with subsequent eighteenth-century and Victorian additions. Today, following a meticulous renovation programme, Pelyn offers a truly unique and magical blend of features centred around the Grade 11\* listed south facing principal house, finished and appointed to a high standard and occupying a completely private setting approached by a long private drive. There are no public rights of way and the house cannot be seen from the road.

The magnificent formal reception hall is enhanced by the graceful staircase rising to half landing level where French doors give way to the gloriously arranged rear garden with its central pathway. The stairs then split to lead to both sides of the galleried landing. To the right of the hall is the ball room which was added in 1828 and designed by Henry Harrison one of the most significant architects working in the region. Its coved ceiling, fireplace and elegant timber and plaster mouldings add to the stature of the room and the house as a whole. From here one can access the self-contained guest wing with its private entrance hall, kitchen/utility, sitting room and three en-suite double bedrooms.

To one side of the reception hall is the library/study defined by the wood panelling and fireplace. To the other, the elegant drawing room enjoys a wonderful outlook over the front garden. To the rear of the hall is a cloakroom. From the lower entrance hall is the dining room which in turn leads through to the highly specified and well equipped kitchen, dominated by a large central island, with fitted Miele appliances including a steam oven, two warming drawers, two electric ovens and lava grill. A second dining room, known as the 'Gun Room', serves as another reception room with access to the front forecourt and features a fabulous granite flagstone floor and beautiful fireplace. The plant room and a small pantry can be found in the rear hallway where there is also a staircase leading to the upstairs study/5th bedroom.

The master bedroom enjoys glorious south facing views of the gardens and surrounding grounds. There are two dressing areas with extensive fitted wardrobes and a sumptuous ensuite bathroom finished in marble. The guest bedroom, again enjoying the views, is of generous proportions and has an ensuite bathroom. There are two further en-suite bedrooms, a formal study with a wonderful triple aspect outlook across the grounds and fireplace marked 1688, and a small balcony terrace.

Beneath the central section of the house, there are also extensive cellars.













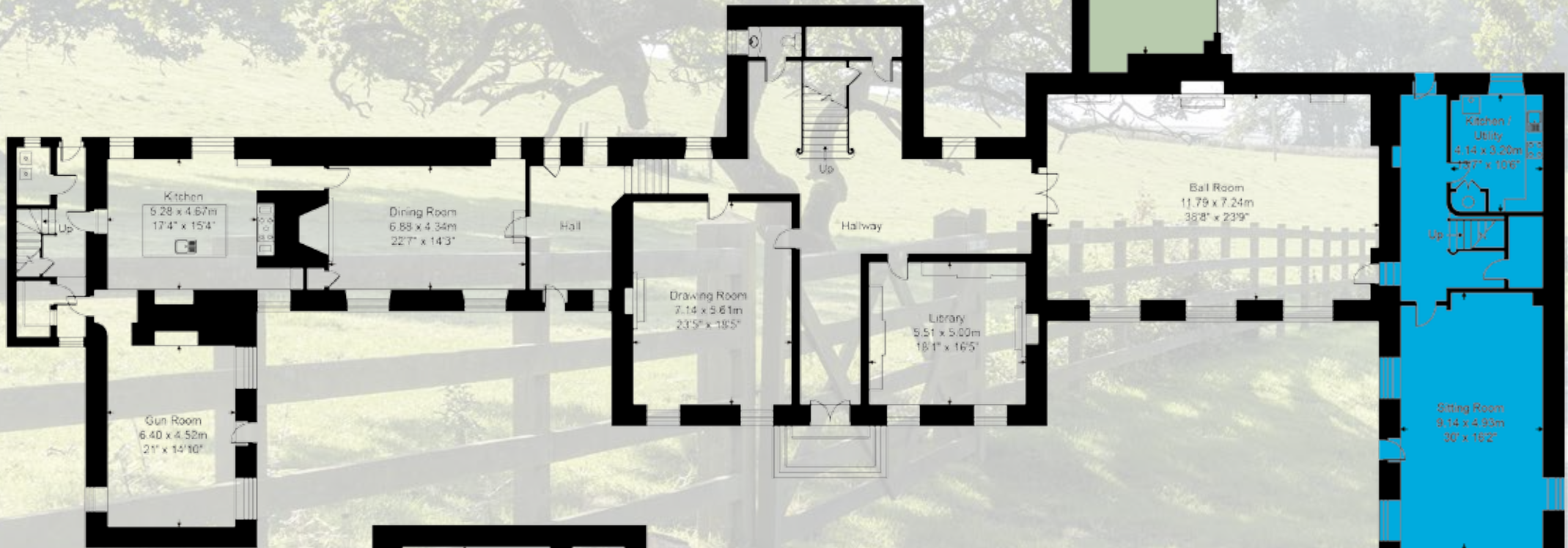
# PELYN

Gross internal floor area (approx):

1,025.3 sq m / 11,037 sq ft

(Includes Garages & Excludes Stores, Cottage & Barn)

- Coach House
- Guest Wing



Ground Floor



Lower Ground Floor





Cottage



First Floor





**THE COACH HOUSE AND HOUSEKEEPER'S APARTMENT**

Situated at the rear of the house is the former coach house, currently used as a workshop but with potential to form a studio or gym (stp), and adjoining this is a well appointed self-contained apartment with two bedrooms, bathroom and open plan kitchen/living room.



## GARDENS AND GROUNDS

The immediate surroundings of the house provide a high degree of privacy. At the end of the sweeping private drive, the extensive gravelled forecourt in front of the house is bordered by flower beds well stocked with a wide variety of shrubs and flowers providing a tasteful palette of colour throughout the summer months. Beyond this flagstone steps lead down to a level lawn that gives way to a less formal garden area that slopes away to the valley bottom.

On the north side of the house the current owner has developed an outstanding formal garden flanked on either side by mature trees providing a fabulously sheltered environment. A gravelled path bordered and criss-crossed with granite setts leads to the top of the garden where there is a flight of steps leading through further lawn bordered by flower beds to the large walled former kitchen gardens and former gardener's cottage.





## THE ESTATE

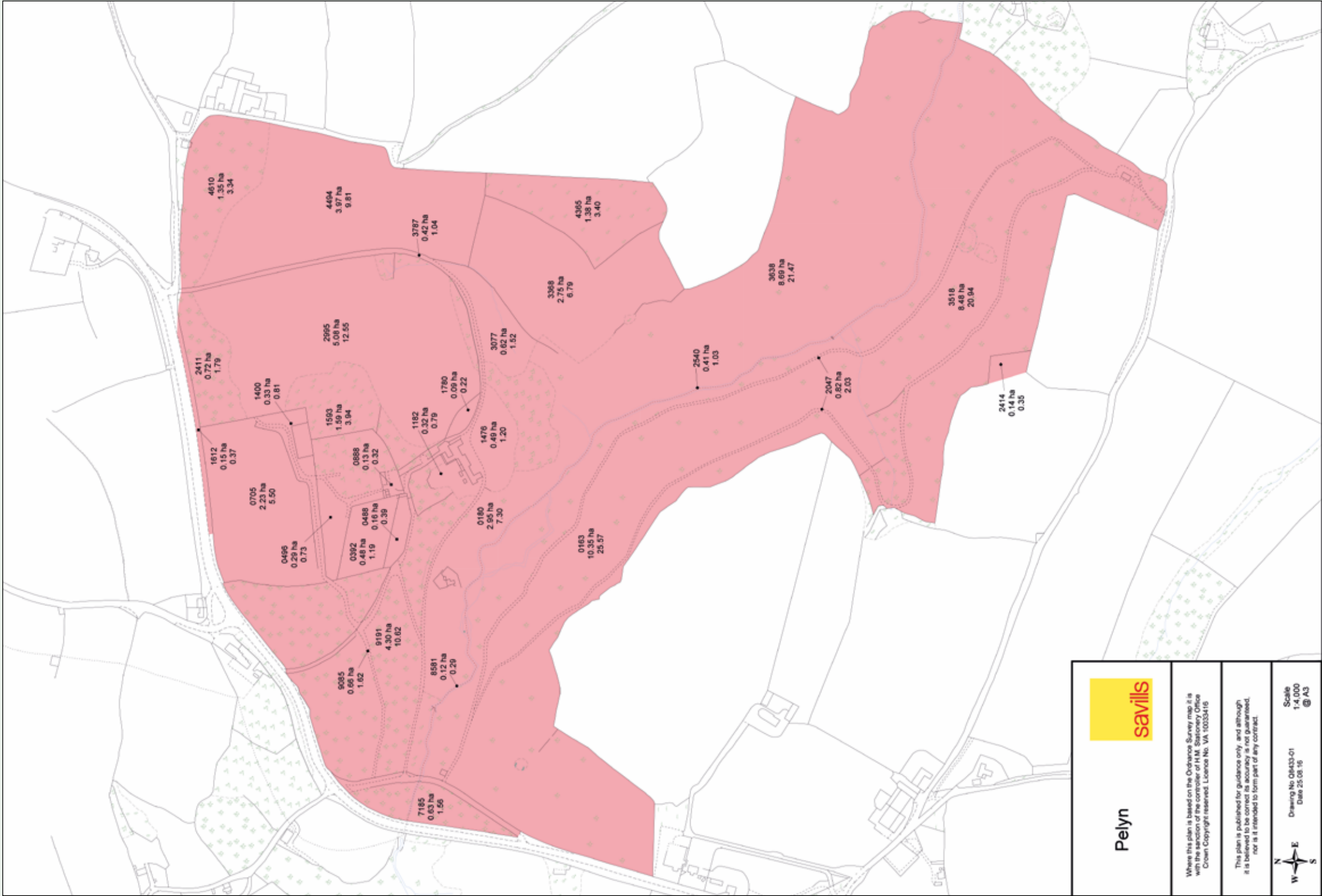
The Pelyn Estate extends to approximately 148.48 acres in total and comprises a wonderful balance of habitats creating a diverse environment. The west and southern parts of the Estate are wooded river valley containing a wide range of broadleaved trees including some fine oak specimens easily accessed by vehicle and foot by private tracks. The balance of the land is mainly pasture divided into good sized enclosures.











# Pelyn



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Drawing No. 04133-01  
Date: 25.08.16

Scale  
1:4,000  
@ A3





### SPORTING RIGHTS

The sporting rights are owned. The topography of the estate and its woodland lends itself to a small family shoot. The shooting is let for the forthcoming season to a local syndicate.

### SOLICITORS

Infields Solicitors

1 Old Bridge Street, Hampton Wick, Kingston upon Thames, Surrey KT1 4BU

Contact: Roger Newhall Tel : 020 8977 7633

### TENURE AND POSSESSION

The freehold of the Estate is offered for sale by private treaty with vacant possession upon completion subject to the following  
 A Service Occupancy Agreement for the Coachman's Apartment  
 A Grazing Licence over 19.29 acres of pasture west of drive  
 An AHA tenancy of the pasture fields east of the drive

### FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All other fixtures and fittings, including carpets, curtains, wall and ceiling light fittings as well as garden statuary are excluded from the sale but maybe available by separate negotiation

### LOCAL AUTHORITIES

Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY

Tel: 0300 1234 100

### EASEMENTS , WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to any public and private rights of way and all easements, wayleaves whether mentioned or not. There are no public rights of way over the Estate.



### SERVICES

Mains water, private drainage. Mains electricity. Central heating system throughout with underfloor heating in part

### DIRECTIONS

From Plymouth continue on the A38 for about 17 miles and at the roundabout at end of the Dobwalls bypass take the A390 towards St Austell. Continue through Lostwithiel on the A390 and climb uphill for about one mile. As the road levels off and bears right take the minor road to the left and the entrance to Pelyn will be immediately on your right marked by a fine pair of granite gateposts.

### VIEWINGS

Viewing is strictly by prior appointment with the agents, Savills. Prior to making an appointment to view we request that you discuss any particular points which are likely to affect your interest in the property with the agents.

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