

Cobland Mill, Rame Peninsula, PL11 3DY

Looe 4 miles, Polperro 8 miles, Plymouth 12 miles (all distances are approximate).



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- 6/7 Bedrooms 4 bathrooms 3/4 reception rooms
- A superb south facing grade II listed former water mill
- Completely refurbished with solid iroko windows, doors and kitchen
- Successful vineyard with expansion potential
- Large purpose built winery
- 1.5 acre lake for fishing, boating, swimming
- Nearly 10 acres of gardens, grounds and woodland
- Commanding its own sheltered valley
- 600 metres from the sea and SW Coastal Path
- Tranquil but not isolated setting with no near neighbours
- Surrounded by Duchy of Cornwall farmland

Available for the first time ever, a superb south facing Grade II listed former water mill commanding its own valley just 600 metres from the sea in one of the most beautiful settings in South-East Cornwall. Bought as an abandoned ruin from the Port Eliot estate, the main building has been lovingly restored and converted using traditional building techniques and natural materials. All solid hardwood windows and doors. Craftsman-built kitchen in hardwood and stainless steel with Aga.

Accommodation consists of:- (upper floor) entrance hall, study, drawing room, dining room, kitchen, main bedroom, en-suite bathroom, separate WC, walk-in storage cupboards. Solid oak and merbau flooring. Oak staircase to lower floor consisting of guest suite, three further double bedrooms, family bathroom, separate WC, cloakroom, boot room, laundry/boiler room, airing cupboard, pantry and wine cellar.

Outside: rear courtyard with parking for 8 or more cars, annex with two further bedrooms, kitchen and bathroom, machine store, lawn and stream. Upper garden beautifully laid out and stocked leading to a double-glazed glasshouse, large workshop and garage with space for 3 cars. Purpose built winery on two floors; ground floor containing in-bond wine store and large pressing and fermentation area, spiral staircase to first floor consisting of a magnificent reception room with solid oak flooring leading to terrace overlooking the lake, kitchen, laboratory, and



storage rooms.

Three acres of former vineyard (vines removed) on south-facing slopes, retained vineyard (1 acre) consisting of 0.5 acre white wine grape vines together with two commercial polytunnels containing 200 premium red wine grape vines (Shiraz and Merlot). Orchard, 4 acres of woodland with fine views and a range of further outbuildings.

HISTORICAL NOTE

Cobland Mill was built in the early 19th century. It contained a 14' overshot water wheel for grinding grain. The wheel was removed in 2003 and is awaiting refurbishment and relocation alongside the winery building where a foundation has been built to accommodate it. The mill was abandoned in the late 19th century after which it was used for sheep shearing when



it became known as 'Lake Barn'. The hill towards the sea has always been known as 'Cobland Hill' and the mill was given its present name in 2005 when it was first occupied as a home. The name 'Eglarooze' means 'chapel on the promontory' and refers to a chapel dedicated to St Winnows that was sited somewhere between Cobland Mill and 'Lower Eglarooze' and 'Higher Eglarooze' (now called St Winnows) immediately to the north. It was owned by the priors of St Germans

but fell into disuse after the abolition of the monasteries by Henry VIII in 1539. Small pieces of the chapel have been found at Cobland Mill.

The fields surrounding the mill are now owned by the Duchy of Cornwall but from the early 18th century they became part of the Port Eliot estate. At that time a natural lake existed at the confluence of the streams coming from the Hendra Valley to the north and the Triffle

Valley to the south. A reservoir utilising this water was first proposed in November 1883 to serve the parishes of St Germans, Shevioc and Anthony but it was never built. After the First World War a larger facility was proposed because of the growth in population of Torpoint. The dam was completed in 1922 and the lake which it created held 5 million gallons of water carried in two large iron pipes down the valley to a pumping station near to Anthony House. The reservoir was



abandoned and drained in 1954. It was bought by the present owners in 2000 and reinstated as an amenity lake.

VINE VARIETIES AND WINERY

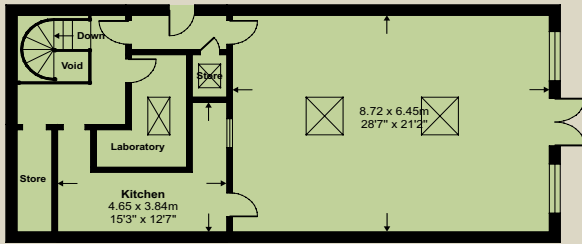
The vineyard operated as a commercial venture between 2006 and 2012 when due to ill-health it was decided to cease operations. 2500 vines were removed leaving a small outside vineyard containing white wine grapes (Orion and Phoenix varieties) which have been maintained in cropping condition. Two commercial polytunnels have also been maintained containing premium red varieties (Shiraz and Merlot). In the past the Cobland Mill Estate has produced a dry white still wine, sparkling wine and rosé.

The winery, built in natural stone with slate hanging to the upper floor, was more or less completed in 2012. It provides 180sq. metres of space. The ground floor contains fermentation and pressing areas together with a store capable of containing 5000 bottles in-bond. The winery has been wired for 3-phase machinery but the actual circuitry remains to be completed by a new owner. The winery contains at present a half-ton rotary press, 1500 litres of stainless tankage, two plate filters, a corking machine, a crusher-destemmer, a rotary press together with various pumps, bottle capper and gravity filler. This machinery is available by separate negotiation.

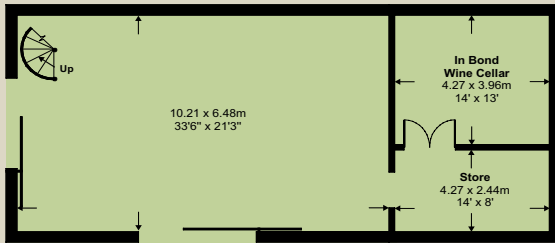
On the first floor a large room (c.40 sq.m) was built overlooking the lake with the intention of utilising it (subject to necessary permissions) as a lunch venue. It would, of course, be possible to convert this large building for domestic use, subject to planning approval.



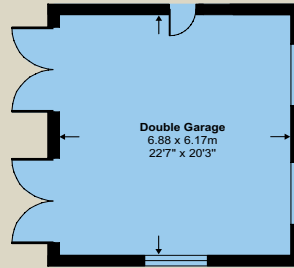
MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 4000 SQ FT 371.6 SQ METRES (INCLUDES ANNEXE & BASEMENT)
 OUTBUILDINGS APPROX. GROSS INTERNAL FLOOR AREA 2918 SQ FT 271 SQ METRES (EXCLUDES VOID / INCLUDES GARAGE)



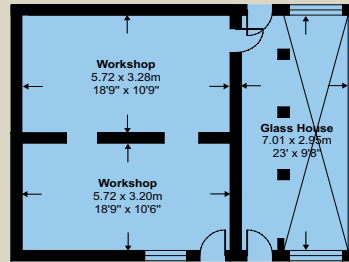
Winery First Floor



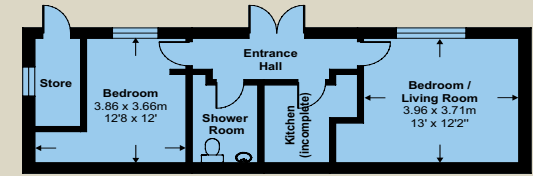
Winery Ground Floor



Garage / Workshop First Floor



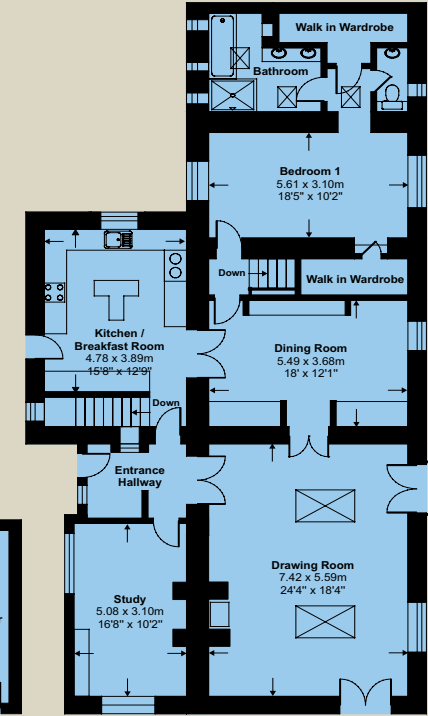
Garage / Workshop



Annexe

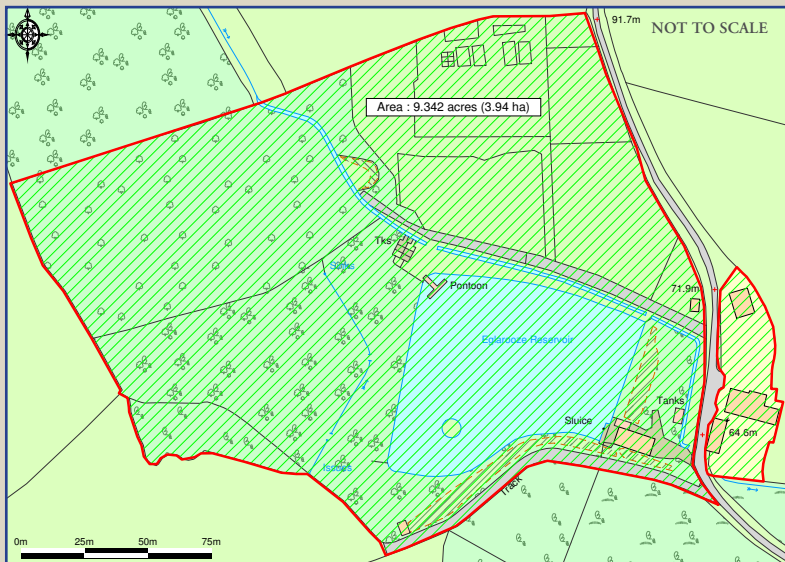


Ground Floor



Basement

Upper Ground Floor



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