

CASTLE

Milltown, Lostwithiel, Cornwall

Knight Frank







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Impressive Victorian residence steeped in history

Lostwithiel 1 ½ miles ♦ Fowey 5 miles ♦ Truro 22 miles (London Paddington 4 hours, 18 minutes) ♦ Newquay Airport 25 miles (London City Airport 90 minutes; Gatwick Airport 70 mins) ♦ Plymouth 32 miles (Distances and times approximate)

Accommodation

- ♦ Entrance hall
 - ♦ Reception hall
 - ♦ Drawing room
 - ♦ Morning room
 - ♦ Dining hall
 - ♦ Kitchen/breakfast room
 - ♦ Sitting room
 - ♦ Study
 - ♦ Inner courtyard
 - ♦ Gym/Au Pairs room
 - ♦ Cloakroom/WC with shower
 - ♦ Second Cloakroom
 - ♦ Utility room
 - ♦ Old Victorian Kitchen
 - ♦ Extensive cellars

 - ♦ Master bedroom suite with roof terrace
 - ♦ Four further bedrooms (3 ensuite)
 - ♦ Family bathroom
 - ♦ Dressing room
 - ♦ Four bedrooms on second floor
- ### Apartments
- ♦ 2 self contained apartments
 - ♦ Easily incorporated as part of the main house

Gardens and grounds

- ♦ Mature and well maintained formal gardens
- ♦ Pasture
- ♦ Stables
- ♦ Garage
- ♦ Workshop

In all about 11.94 acres (4.6 hectares)



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South Cornwall

- ◆ Castle lies about 4 ½ miles south of the historic port of Fowey, one of the principal sailing centres of the South West. The property forms part of the tiny hamlet of Milltown which is approximately 1 mile to the south of the stannary town of Lostwithiel and within easy reach of the A390, the link to Plymouth and further motorway, rail and air connections including a daily flight to London City Airport.
- ◆ Lostwithiel lies within an Area of Outstanding Natural Beauty. The pretty harbour town of Fowey, 5 miles to the south and at the mouth of the estuary, is one of Cornwall's most historical and unspoilt sea port towns. Fowey is renowned for its safe, deep water anchorage and sailing. Both the Royal Fowey Yacht Club and Galant's Sailing Club overlook the harbour estuary.
- ◆ There are local mainline rail stations at Lostwithiel (1 ½ miles), Bodmin Parkway (7 miles) and St Austell (8 miles). The south coast ports of Polperro and Looe are about 16 miles to the east and the old market town of Liskeard is about 13 miles to the north east. The City of Plymouth with its airport and newly reopened shopping centre is approximately 34 miles to the east.
- ◆ Truro (22 miles) provides the mainline railway links to London Paddington (4 hours, 18 minutes). Newquay Airport (25 miles) offers daily flights to London (London City Airport in about 90 mins and Gatwick in about 70 mins) and a growing number of cities across the UK. Recent and ongoing improvements to the main A30 trunk road now provide fast access to the M5 motorway network at Exeter.



Castle – for sale freehold

- ◆ A grand residence set down a private drive in a peaceful, secluded, rural position just 5 miles from Fowey.
- ◆ The house has high ceilings and the main reception rooms incorporate beautiful original features including oak flooring, Tudor style plasterwork and ceiling roses.
- ◆ The house has undergone a programme of refurbishment in recent years including a new kitchen, bathrooms and plumbing and rewiring.
- ◆ The kitchen/ breakfast room has been refurbished to a high standard with a limestone floor and granite work surfaces. In addition to a small sitting room, French doors lead out to a south west facing patio.
- ◆ The dining room is particularly impressive with a high ceiling, large full-length windows and ornate Victorian corncicing.
- ◆ Upstairs is a large master suite with fine views over the gardens and access to a roof terrace to the front of the house. There are four further bedrooms (three ensuite) and a family bathroom.
- ◆ On the second are extensive attic rooms that could be updated as more bedrooms and bathrooms if required (subject to necessary planning consent).
- ◆ As part of the main house there are two holiday apartments which currently provide an income. They both have their own separate access yet both apartments could easily be incorporated back into part of the main house itself, if necessary.





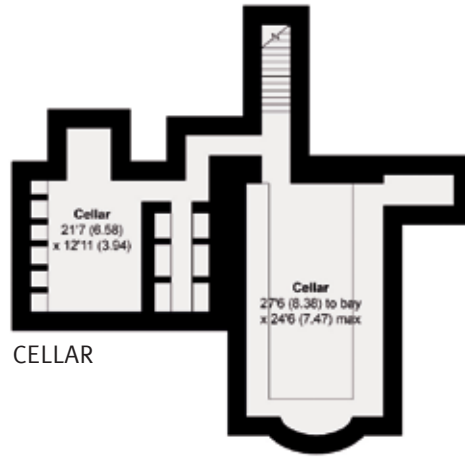
Historical note

- ◆ Castle is built on the site of the Domesday Manor of Lantien Parva. It has been suggested that this was the site of King Mark of Cornwall's domestic settlement, whose stronghold was nearby at Castle Dore.
- ◆ Castle is believed to have been the temporary home of the Austrian Count Fabrice during the First World War. During the Second World War it is believed that Rudolf Hess, Hitler's deputy, was interrogated in the house and interned there for 6 months.

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Milltown, Lostwithiel, Cornwall

- Reception
- Kitchen/Utility
- Bedrooms
- Bathroom
- Storage
- Outside



These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.



Gardens and grounds

- ◆ Castle is approached down a driveway flanked on either side by lawns, mature trees and specimen shrubs. It leads to a circular, turning/parking area. There are formal gardens to the south and east. There are wide terraces to the front and rear of the house.
- ◆ There is a secondary, original upper carriage driveway leading from the north which is now a farm track. Off the track is 'one of the largest redwoods in the country' ('Survey of the Select Gardens of England' – Edgar Thurston 1930).
- ◆ Behind the formal lawns is a walled garden which still retains the original green house. Beyond the immediate garden are pastures.



Outbuildings

There are two stables, a garage and a workshop located away from the main house which give good access to both the driveway and the paddocks to the side of the main house.

Services

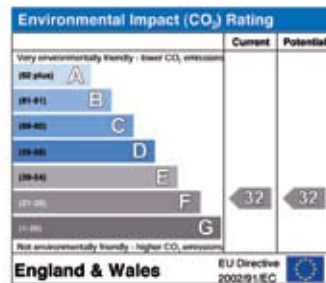
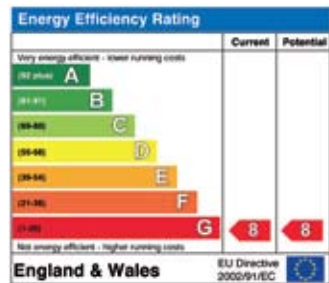
Mains electricity and drainage. Private water. The heating is provided by a Biomass boiler with shredded waste wood fuel and backed up by an oil fired boiler. Broadband connected. LPG for kitchen hob.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Directions (PL22 0JN)

From the M5 take the A30 towards Launceston and Bodmin. Just before Bodmin branch left, then merge onto the A38. At the T-junction turn right onto the A389. Go over 2 roundabouts taking signs for Lostwithiel (B3268). After about 3 miles, at Sweethouse, turn right for St Blazey (B3269). After about 2 miles turn right for St Austell (A390). After about ½ mile Turn left for Fowey (B3269). After just under a mile turn left for Milltown and Castle. Drive through the hamlet of Milltown and Castle is the last turning on the right.



Local Authority

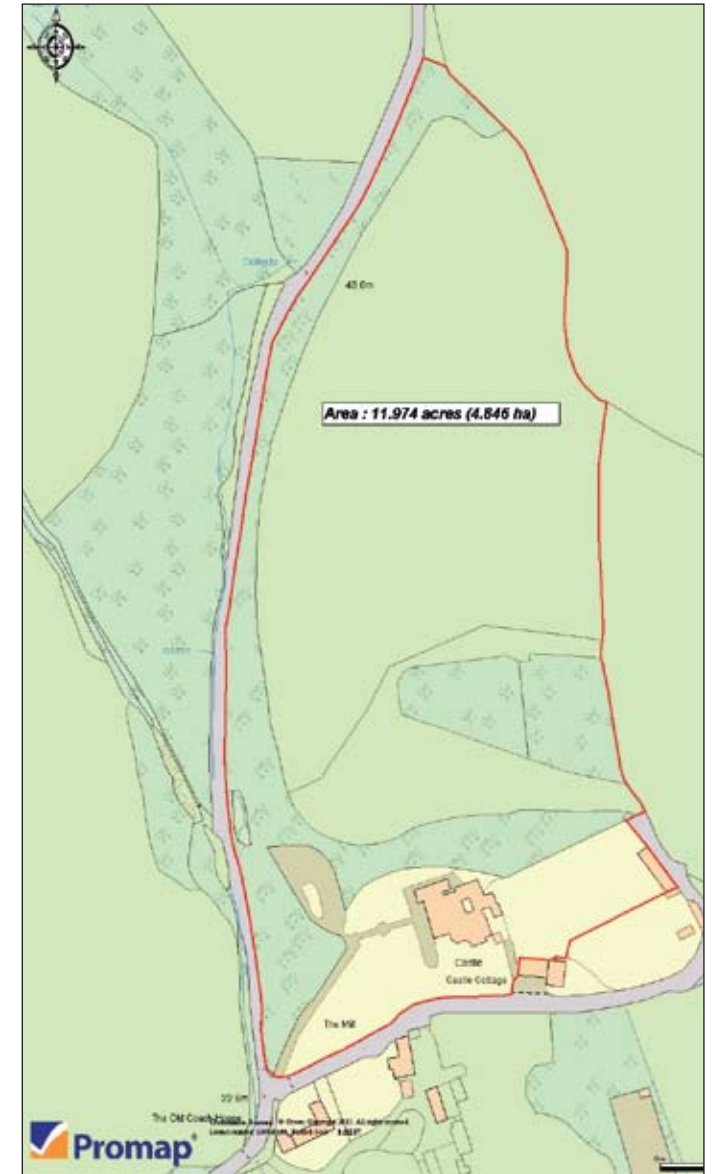
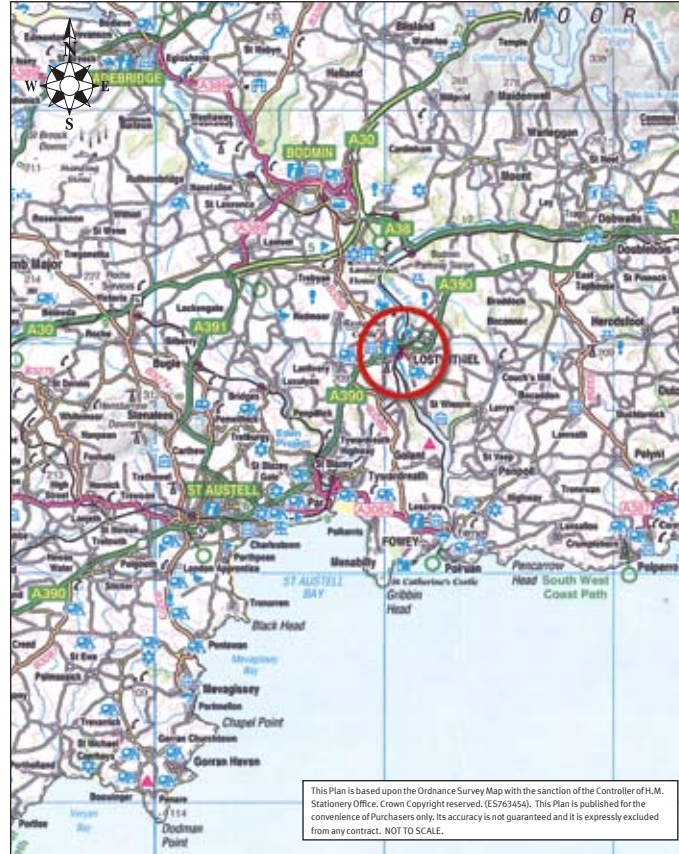
Restormel Borough Council, 39 Penwinnick Rd, St Austell PL25 5DR. Telephone 01726 223630.

Council tax

Band H

Viewings

All viewings must be made strictly by appointment only through the vendor's agents.



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