

LEWANNICK MANOR

EAST CORNWALL



LEWANNICK MANOR

LEWANNICK, LAUNCESTON, CORNWALL, PL15 7QD

*Hugely charming and characterful
Manor house with outbuildings, set within
beautifully stocked formal gardens and grounds
totalling in excess of 7 acres.*

Retaining many original features • Seven bedrooms • Four reception rooms

Wine cellar, pantry and utility • Second ever sale

Range of useful outbuildings (3548 sq ft) • Rural village location

Countryside views • Excess 5500 sq ft accommodation

Grade II Listed

Launceston – 5 • Liskeard – 12 • Tavistock – 19

Plymouth 24 • Cornwall Airport (Newquay) – 34

Truro – 43 (all distances are approximate and in miles)





THE PROPERTY

Lewannick Manor is a hugely characterful and charming Grade II listed manor, dating back to circa 1810 and retains many of its original features including impressive fireplaces in the majority of rooms, beautiful detailing, sash windows with timber shutters, high ceilings, picture rails and cornicing.

Steeped in history, Lewannick Manor has only been sold twice in its history. The current family have been in residence for over 40 years and has provided a superbly well proportioned, versatile and much loved family home, now offering scope for improvement.

The entrance reception and hallway set the scene with a magnificent turning staircase rising to the galleried landing, with original doors leading to the four reception rooms. The drawing room is beautiful, well proportioned, with a prominent fireplace and tall sash windows overlooking the lawns towards the church. The formal dining room is another superbly proportioned room, with an open fireplace and views over the side gardens to adjoining countryside. A further dual aspect sitting room and study both enjoy views over the gardens with an internal 'servants' hall leading to the kitchen/breakfast room, back stairs, cellars and various utility rooms.

Seven bedrooms and three bathrooms are located off the split level first floor landing, all enjoying fine views over the gardens, grounds and surrounding countryside. There is much versatility with the accommodation lending itself perfectly to be used as a large family home or to be divided to comprise owners and guest accommodation.



GARDEN & THE EXTERIOR

Lewannick Manor is approached by a sweeping driveway, sitting centrally within mature formal gardens, with an adjoining paddock and walk through orchard to the rear.

The front formal gardens are south facing, beautifully maintained with extensive lawns and an abundance of spring flowers, mature shrubs and trees including Magnolia, Tulip, Copper Beech, Camellias and Monkey Puzzle.

Situated adjacent to the entrance gates is the former Coachman's lodge, an open plan single storey outbuilding with the potential to create a studio, games room or additional accommodation. A separate courtyard area provides potential for equestrian facilities comprising of three stables, an open barn, two storey coach house and double garaging.

The gardens and large paddock are well enclosed and together total in excess of 7 ½ acres.

THE LOCATION

Lewannick Manor is set on the edge, yet within a stone's throw of the centre, of the peaceful rural village of Lewannick, less than a mile from the A30. The village offers a public house, post office/shop church, surgery, primary school and thriving village hall, whilst extensive shopping can be found in Launceston about five miles away. The A30 offers fast access east towards Exeter and the M5 motorway, about 45 miles away and west towards Truro, about 43 miles away. Both the north and south coasts are within easy striking distance as are the rugged tors of Bodmin Moor and the Dartmoor National Park.





DIRECTIONS

From the A30 at Launceston continue west towards Bodmin for a little over four miles and as the road starts to rise, bear left onto the minor road signposted Lewannick and Plusha.

At the T-junction turn left and follow the road up into the village of Lewannick. At the junction, with the church opposite, turn left and immediately right (almost opposite).

The entrance to Lewannick Manor is a short distance along on the left.

SERVICES

Mains water and electricity. Oil central heating. Private drainage. Broadband; Superfast is available in the postcode.

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment with Savills.

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.



LEWANNICK MANOR

Approximate Gross Internal Area:
512.5 sq m / 5517 sq ft (Excludes Voids)
Outbuildings Gross internal floor area (approx):
329.6 sq m / 3548 sq ft



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