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properties



Lodge 113

Clowance Estate, Praze-an-Beeble, Cornwall TR14 OPT

£295,000 Leasehold



The Property

For the first time, ownership at Clowance can become yours. The family who are the current owners and custodians of the Clowance Estate are allowing one property to be sold before the 2026 launch with this low price at £295,000. This remarkable opening price grants access to timeless elegance, luxurious living, and the rare privilege of belonging to this storied Cornish estate.

Clowance Estate

Clowance Estate is a blend of heritage and contemporary comfort, centred around its grand Georgian manor and 120 acres of serene parkland. Steeped in centuries of history, the Estate now opens its gates to permanent ownership for the first time, inviting you to claim a place within its elegant lodges, tranquil lake setting, and curated leisure facilities.

Story and history

The story of Clowance reaches back into the earliest centuries of Norman England, when the land first appeared in the Domesday book. Though not yet named as we know it today, it is believed to be the manor once called Clunewic, held by Turstin, Sheriff of Cornwall, under the powerful Count of Mortain. Even then, the Estate formed part of the quiet, rural life of Crowan. Around this time, the St Aubyn family arrived from Normandy with the Conqueror. A young Geoffrey St Aubyn journeyed to Cornwall and married Elizabeth Kemyell, an heiress from near St Mabyn. Through this union, the St Aubyns made Clowance their home, beginning a custodianship that endured for more than five centuries.



- Detached timber built lodge holiday home
- Three bedrooms and three bath/shower rooms
- New 999 year lease
- Presented in excellent condition
- Two reserved parking spaces
- Entrance hall and shower room
- Big kitchen/living area with doors to a covered terrace, patio and hot tub
- Three double bedrooms
- One ensuite bath/shower room, two other bath or shower rooms and sauna
- Full double glazing and electric heating

Their influence shaped both the Estate and Cornwall itself. Members of the family served as Sheriffs during the Tudor age, while later the prominent John St Aubyn became a leading Parliamentarian. Their influence shaped Cornwall's political, cultural, and spiritual landscape, extending to St Michael's Mount, which is still owned by the St Aubyn family today. As the generations passed, Clowance evolved with care: Georgian gardens were laid out and the tranquil King's Pond was created. The estate wall was built by local hands, and ancient Cornish crosses were gathered and preserved. The nineteenth century brought fires that erased many early records, yet the Estate's spirit endured. From daring displays by the famed tightrope walker Blondin to the presence of American troops during the Second World War, Clowance has welcomed countless stories. Today, the Estate stands as a place where history, beauty, and gentle grandeur continue to unfold.

The Estate Today and Facilities

Clowance remains a sanctuary of natural beauty, quiet grandeur, and refined leisure. Across the Estate, landscaped gardens and sweeping parkland create a setting where peace and recreation coexist with grace. Within this timeless landscape lies an exceptional range of facilities. Owners and guests can unwind in the serene indoor heated pool, rejuvenate in the Clowance Spa, or stay active in the fully equipped gym. Outdoor pursuits are thoughtfully woven into the grounds, offering discgolf, footgolf, orienteering, croquet, short tennis, badminton, basketball, a putting green, and giant outdoor chess and draughts. The tranquil lake, complete with its charming rowing boat, adds a gentle rhythm to the Estate. Families can enjoy a children's outdoor play area, dedicated school-holiday activities, and wide open spaces to explore. Indoors, a welcoming restaurant and bar, pool table, and reliable WiFi ensure comfort in every season, while a laundrette supports longer stays.

The Surrounding Area

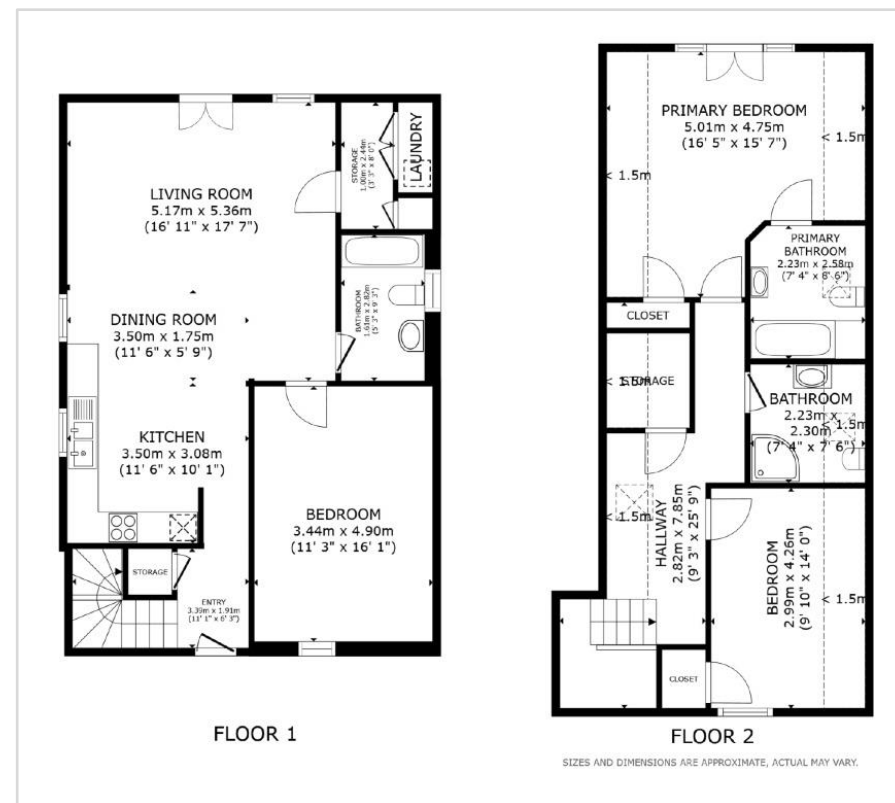
Situated in the heart of Cornwall, Clowance is ideally placed to explore the region's most iconic destinations. The rugged beauty of the north coast and the gentle coves of the south lie within easy reach, alongside celebrated towns including St Ives, Porthleven, Falmouth, and Marazion. Within a short journey lies the expansive Towans at Hayle, honoured as the Best Beach in the United Kingdom for 2024 by The Times & The Sunday Times. Selected from more than five hundred beaches across the country, Towans was praised for its sweeping three-mile stretch of golden sand, exceptional water quality, cleanliness, dog-friendly spaces, and outstanding amenities. Cornwall's cultural treasures are just as inspiring. To the west, the remarkable Minack Theatre stages open-air performances high above the turquoise Atlantic, while the globally renowned Eden Project hosts its atmospheric Summer Sessions, drawing world-class artists to perform beneath its iconic biomes.

Ownership

Ownership at Clowance marks a defining moment in the Estate's long history. Once enjoyed through timeshare stays in past decades, the Estate now offers true, titled ownership for the first time. An invitation to hold a permanent place within this storied landscape. Becoming an owner means belonging to an Estate shaped by heritage, elegance, and natural beauty. Your lodge or apartment grants year-round access to its refined facilities, from the indoor heated pool and curated gardens to the tranquil lake and peaceful woodland trails. It is a personal sanctuary to return to, where history and contemporary comfort meet effortlessly.

Council Tax and Stamp Duty

Ownership at Clowance also carries a sense of thoughtful responsibility, one that respects Cornwall's communities while supporting its future. As these residences are designated holiday properties, they do not displace local housing or disrupt village life. Instead, they strengthen the region's economy, which is deeply rooted in welcoming guests, sharing its landscapes, and sustaining local businesses. By owning at the Estate, you contribute to a model of tourism that uplifts rather than overwhelms, enriching the very communities that make Cornwall so special. This responsible classification also brings tangible benefits: both stamp duty and council tax are significantly reduced, reflecting the positive impact of investing in properties designed specifically for holiday enjoyment rather than permanent residence. These properties also benefit from the security of a 999 year lease.



Estate Management

Buying within the Estate also brings the comfort of dedicated, resident management. The grounds, facilities, and shared spaces are meticulously cared for, ensuring your surroundings are always beautifully presented. It can be a true 'lock-up-and-leave' arrangement, secure with maintained grounds, and always ready for your arrival. In addition, the properties have provided a healthy rental return over the past decade. Should you choose to let your property, full rental management, housekeeping and guest care can be managed on your behalf, tailored to your exact requirements. Alongside its lifestyle appeal, Clowance offers strong investment potential. The Estate's reputation, central location, and year-round desirability create consistent demand for premium holiday accommodation. Owners can generate attractive rental income while still enjoying personal use, allowing the property to function both as a private retreat and a rewarding investment.



VIEWING BY APPOINTMENT ONLY

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Inside the Lodge

Ground floor

A handsome timber built home with spacious and bright, spaces and the wonderful aroma of natural pine. It features a generous hallway which leads into the warm and inviting living area with a with a smart modern and well equipped kitchen and lots of space for sofas, a dining table and chairs and with doors to the covered terrace with its hot tub and patio beyond. There is a spacious twin ground floor bedroom with an adjacent bath/shower room and a rear lobby/utility area

First Floor

From the upper landing there is a large landing leading to the impressive main suite which features a vaulted ceiling, private en-suite bathroom and a charming Juliette balcony with elevated views across the estate. There is a very smart family shower room, a generous guest double bedroom and a private sauna.

Outdoor Living

At the front of the property, two dedicated parking spaces provide effortless convenience. From the living room, French doors open onto a private patio with a superb hot tub, perfect for unwinding after days spent exploring the estate and surrounding coastline.

Arrange a Viewing

To arrange a private viewing or for any questions you may have, please feel free to call or email us. We are always delighted to assist.

