



Rumleigh House
Rumleigh | Bere Alston | Yelverton | Devon | PL20 7HN



RUMLEIGH HOUSE





Magnificent Grade II Listed Country Estate

Nestled in the heart of the Tamar Valley National Landscape, this extraordinary Grade II listed country estate presents a rare opportunity to acquire a historic 8,000 sq. ft. residence with extensive outbuildings and stunning grounds. The property comes with 6 acres, with the option to purchase up to 29 acres, including direct frontage and access to the River Tamar. Offering exceptional privacy and tranquillity, it remains within easy reach of amenities and transport links.

A Historic Country Home

Believed to date back to the 16th century, with its current form largely developed from the mid-18th century onwards, this estate boasts a rich and fascinating history. Formerly home to two 18th-century Mayors of Plymouth, a Governor of Plymouth Fort, and a Vice-Chancellor of Calcutta University, the property has been celebrated for centuries—described in 1820 by poet N.T. Carrington as a “genteel mansion.”

Set across three floors, the house offers breathtaking views over the surrounding countryside and the Calstock Viaduct. The impressive reception rooms include a grand drawing room, an elegant library, a formal dining room, and a study/sitting room, all adorned with charming period features. The kitchen and service areas—comprising a scullery, laundry, and former dairy and apple store— all retain aspects of their traditional character.

The upper floors house spacious bedrooms, including en-suite options, making this an ideal residence for multi-generational living, a luxury private home, or even a boutique country hotel or wedding venue (subject to consents).

A beautifully refurbished “South Wing” cottage features two bedrooms, a kitchen, sitting room, and shower room, along with private parking and a garden. With unrestricted residential use, it is perfect for letting, guests, or extended family accommodation.

Land and Outbuildings

The house is offered with 6 acres, including:

- A stunning 2/3-acre walled garden with an ornamental pond, orchard, and chicken run
- Wild gardens, lawns, and some wooded areas
- A commercial greenhouse, workshop/store, old stables, potting sheds, tractor shed, carport/wood store, and boiler house

The land supports abundant wildlife as well as heritage Tamar Valley daffodils which survive from former commercial flower production.

Additional Land Option (LOT 2):

** There is an opportunity to purchase up to 23 more acres, including a large agricultural barn and direct river frontage. Lot 2 is available for separate negotiation; if not sold with Rumleigh House, it will be offered separately on the market.**

For equestrian enthusiasts, the estate offers stables, paddocks, and a 1-acre paddock that could be adapted for a ménage or turnout area. The three fields (totalling 16.6 acres) extend to the wooded banks of the River Tamar, where a vehicular track leads to a large clearing at the water’s edge, offering potential for mooring or water recreation (subject to approvals).

A quay is believed to have once existed here, and there may be opportunities to create new mooring facilities with the necessary consents. The riverside location is ideal for boating, kayaking, or paddleboarding.

The estate also boasts a large agricultural barn and numerous useful outbuildings.











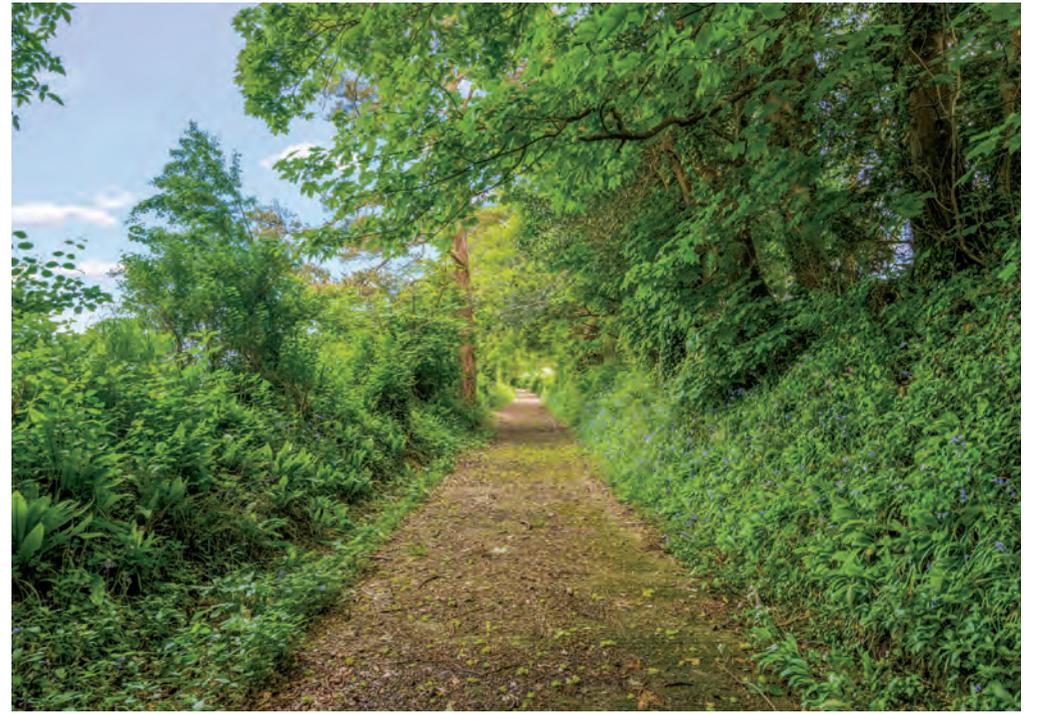
















Location

Approached via a long private driveway off a no-through lane, the estate offers a wonderful degree of seclusion. Despite its rural charm, it is just 1 mile from Bere Alston, a well-served village with a Co-op, Post Office, butcher, and a train station with a direct 25-minute service to Plymouth.

- Tavistock (6.5 miles) – A historic market town with excellent amenities, shops, restaurants, and schools, including Mount Kelly
- Weir Quay (3.5 miles) – Offers sailing and boating access to the Tamar
- Plymouth (13 miles) – Mainline rail links, ferry port, and extensive city amenities
- Exeter (48 miles) – Motorway, rail, and air connections

Services

- Electricity: Mains electricity with an EV charging point.
- Water: Private spring-fed supply (mains water is connected but not in use).
- Drainage: Septic tank
- Heating: Biomass wood fuel boiler, generating Renewable Heat Incentive (RHI) payments for approx. 18 more years.

Ongoing Renovations & Future Potential

Significant restoration work has already been undertaken, including:

- Structural strengthening
- Period restoration
- Installation of a biomass heating system
- Extensive landscaping
- Re-wiring to the majority of the building
- Re-plumbing including the installation of a water treatment system

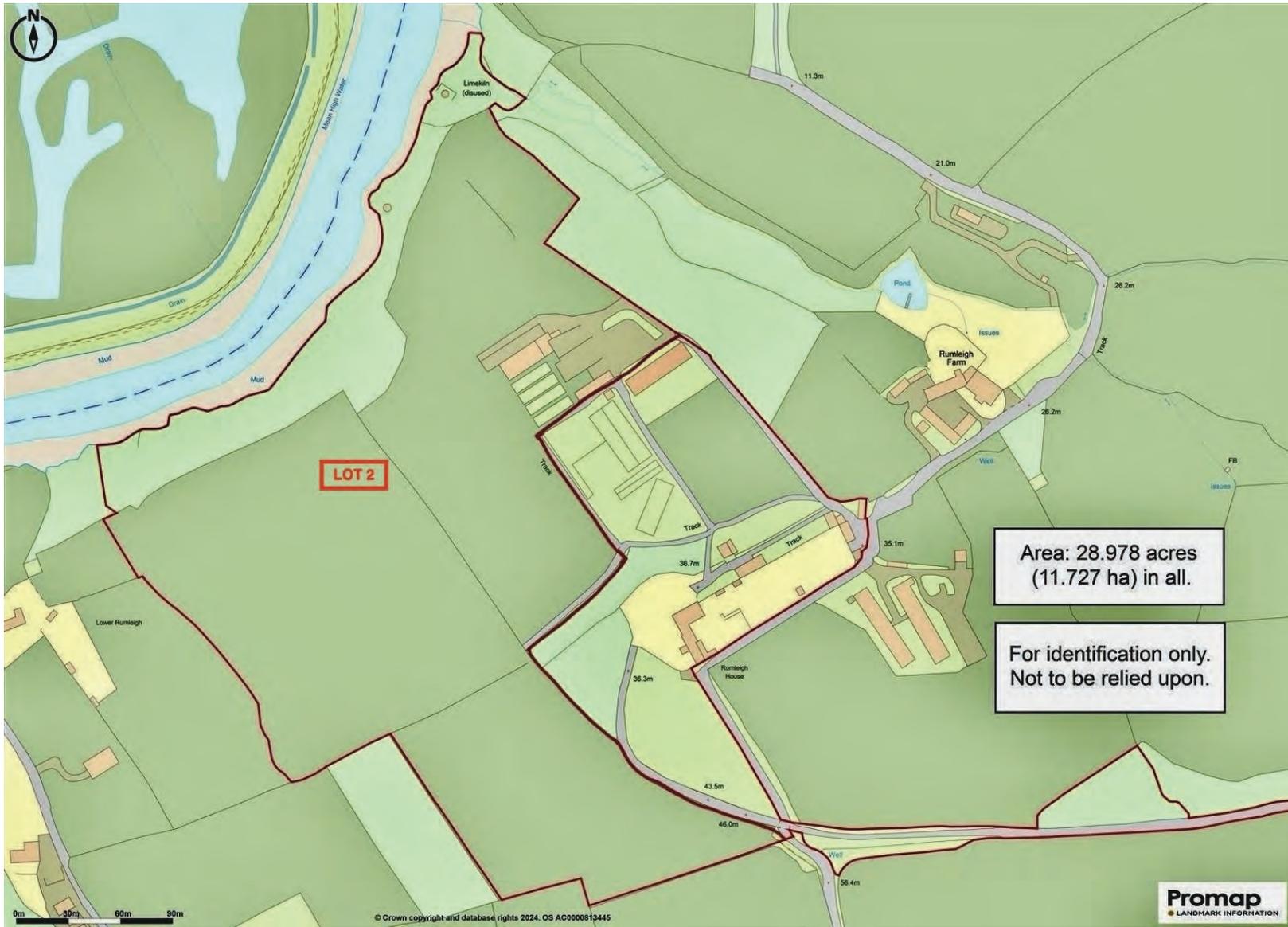
This property presents a unique opportunity to complete the renovations to your exact specifications, whether as a magnificent private estate, an equestrian retreat, or a hospitality venture (subject to consents). A full list of completed works is available upon request.

A Rare Opportunity

This is an unparalleled chance to acquire a remarkable country estate in a truly breathtaking setting. For further information or to arrange a private viewing, please contact Fine & Country.









FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
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