



# Nansloe Manor

Helston





# Nansloe Manor

**Meneage Road, Helston, Cornwall, TR13 0SB**

A stunningly spacious, light and renovated manor house with long driveway approach blending original and contemporary design perfectly with superb attention to detail throughout. Essentially Georgian with later 19th and 21st Century extensions, this former boutique hotel represents a tremendous lifestyle opportunity within a location that is perfectly situated as a gateway to south and west Cornwall.

Helston town centre – 0.5; Porthleven – 3; Gunwalloe – 3.5; Praa Sands – 6.5; Helford Village – 8.5; Perranuthnoe – 9; Helford Passage – 9.5; Marazion (St Michael's Mount) - 10; Coverack – 10.5; Kynance Cove – 11; Carbis Bay – 13.5; Penzance (mainline rail) – 13.5; Falmouth - 13; Truro – 18; Cornwall Airport – 36.5

(All distances are approximate and in miles)



## Location

Nansloe Manor occupies a tucked away and discrete location on the edge of Helston and is within a few miles of some of southwest Cornwall's most beautiful beaches and coastal destinations including Porthleven, Praa Sands, Poldhu, Gunwalloe, Kynance Cove, Mount's Bay, The Helford and Carbis Bay / St. Ives. Its close proximity to RNAS Culdrose allows for easy access for private jets and helicopters.

This area of Cornwall is steeped in history and natural beauty. To the south, The Lizard Peninsula is defined by its small fishing villages, open countryside and the timeless Helford, one of Cornwall's best sailing rivers. To the west, Mount's Bay is dominated by St Michael's Mount before leading around Penzance to the fishing port of Newlyn and pretty Mousehole. Beyond, the far west juts defiantly into the Atlantic and this area of Cornwall has for generations attracted and inspired many celebrated artists and writers.

Penzance, 13 miles away, provides a mainline railway line to London Paddington and a ferry service to the stunningly beautiful Isles of Scilly. Cornwall Airport (near Mawgan Porth) is about 37 miles away and provides regular flights to London and many other UK and European destinations.







## The Property

- Grade II Listed former boutique hotel and one of southwest Cornwall's finest period properties
- Incredibly discrete position at the end of a long, private and tree-lined drive
- Remodelled as a Georgian manor with a contemporary extension
- Completely renovated, restored and extended from 2004 under the stewardship of Cornish architects, Lilly Lewarne
- Stunningly spacious, light and modern manor house that blends original and contemporary design perfectly with superb attention to detail
- Huge potential for a residential / hospitality lifestyle
- Rich, varied and fascinating history
- Entrance reception hall with split staircase and galleried landing
- Elegant triple aspect drawing room with high ceiling, fireplace, ornate cornicing, box bay window and French doors to the garden
- Dining room with fireplace and access to the garden
- Glass link with garden access, bar and wine room
- Exceptionally spacious function room with garden access
- Cloakroom / WC facilities

- Fully equipped professional kitchen with Falcon ovens, Polar fridge freezer, Franke units, small office, washing, crockery and store rooms
- Six en suite bedrooms within the main body of the house
- Four further en suite bedrooms within the contemporary extension
- The majority of the bedrooms enjoy glorious views of the gardens and beyond
- Two en suite bedroom suites within the adjoining converted coach house
- Three-bedroomed guest / owners' wing
- Professional standard laundry room with adjacent external access
- Second floor one-bedroomed staff apartment

## Outbuildings, Garden & Grounds

- Sweeping southwest-facing lawn with rural and wooded backdrop
- Beautiful walled garden with large greenhouse and rose tunnel. Well stocked and varied with a mix of mature plants, shrubs and trees
- Path to the top terrace providing a beautiful view towards Loe Pool
- Mature trees and 'wild' garden
- Small orchard with apple, pear and plum trees

- Main entrance forecourt with centrally positioned mature olive tree
- Discretely positioned car park with ample parking for 20+ cars
- Gardener's stores and outbuildings
- Plant room (within corner of the walled garden)
- Wellness suite with counter-current pool, gym and changing facilities
- Function room / cinema / bar

## Nansloe Lodge by separate negotiation

- Positioned at the head of the driveway and with quick access to Meneage Road
- Far-reaching countryside views from the garden
- Kitchen / dining room with NEFF hob, cooker and fitted fridge
- Living room
- Ground floor bedroom
- Conservatory
- Two first floor bedrooms and family bathroom
- Oil-fired central heating
- Level and enclosed lawned garden with traditional Cornish wall
- Detached timber double garage with parking for two cars



## History

The earliest record of a residential property on this site was of a tiny farm cottage in the 16th century that was subsequently demolished and replaced in the early 17th century. This formed the beginning of the manor house built for William Robinson and the daughter of Thomas Penrose from the neighbouring Penrose Estate. Their son, Thomas, was a colonel in the army of King Charles I and became mayor of Helston.

The house was extensively remodelled in the 18th century to take on the Georgian style we see today. This included the construction of a three-storey extension. A further extension was built in the 19th century.

Nansloe Manor was requisitioned during World War II, when injured Italian and German prisoners of war were billeted there, before being brought back into the Penrose Estate in 1942. In 1974 the manor was given to the National Trust before returning to private ownership in 1982. From the early 80s onwards it was run as a hotel. A local entrepreneurial family bought the property in 2004 and set about a major renovation, including the contemporary two-storey extension which added the dining room / restaurant and four additional bedroom suites.

Nansloe Manor then changed hands in 2021 with the new owners then acquiring Nansloe Lodge in 2022.









**What3words** ///browsers.remind.section

### **Tenure, services and material information**

Freehold. Grade 2 Listed. Mains electricity and water supply. Private drainage. Oil central heating for radiators and hot water. LPG for kitchen supply and open gas fireplaces. Phase 3 and CAT 5 installed. Air conditioning in the function room.

Broadband: Fibre (to Cabinet) is available (source: [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker))

### **Directions**

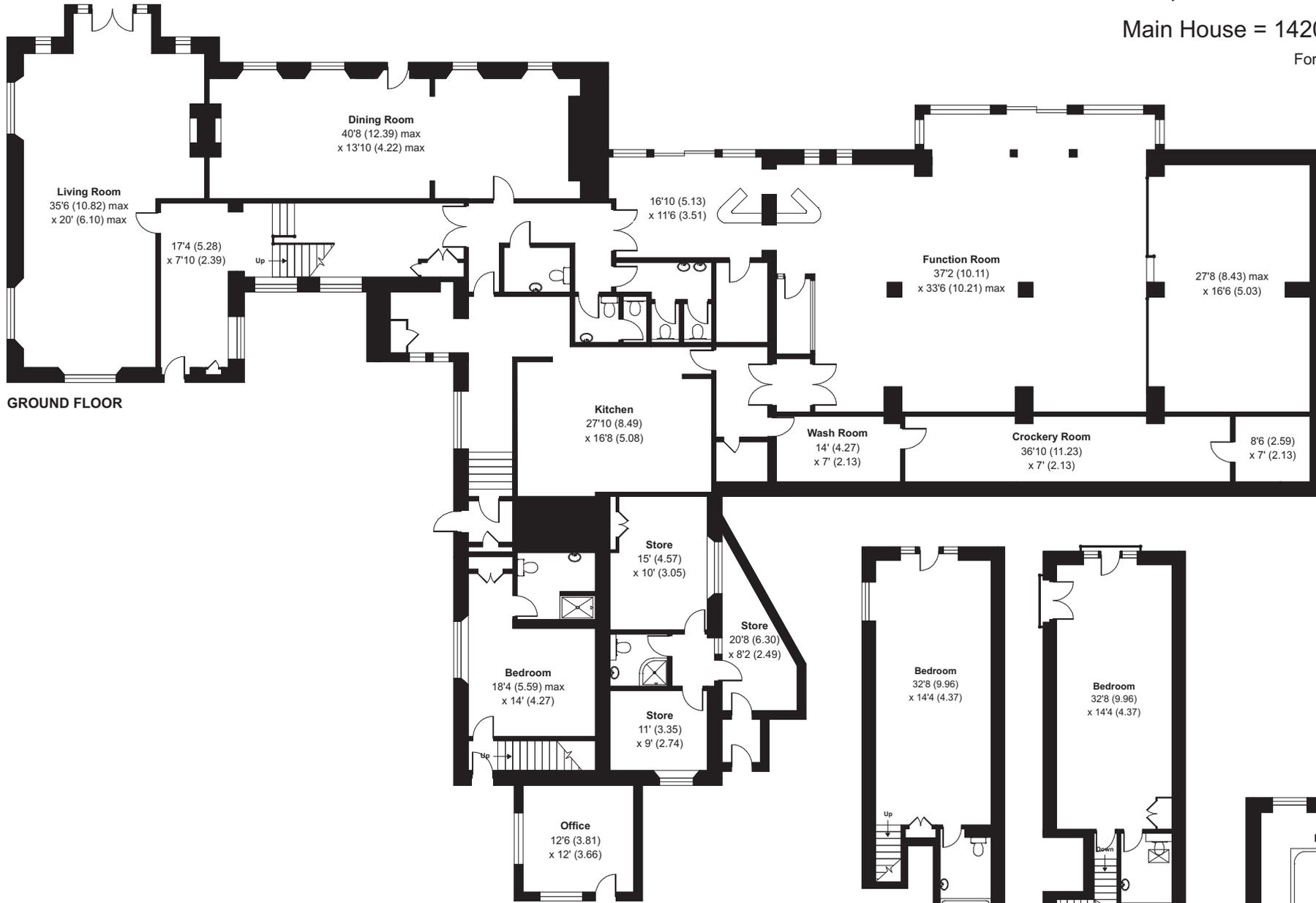
Travelling towards Helston along the main approach road from the east, the A394, continue straight on at the Sainsbury's roundabout before turning right at the next roundabout following signs to the town centre, Penzance and Porthleven. Continue along Meneage Road (A394), passing the hospital and turn left into the private drive, immediately after Nansloe Close. Continue all the way along the drive before passing over the cattle grid and arriving at the gates to Nansloe Manor.



# Nansloe Manor, Helston, TR13 0SB

Main House = 14204 sq ft / 1319.5 sq m

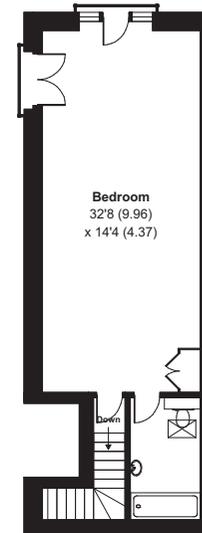
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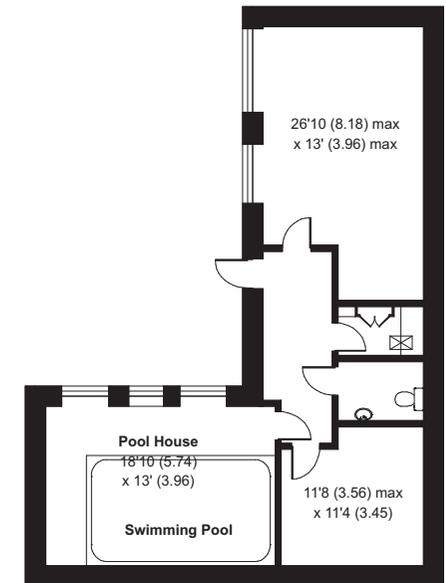
**GROUND FLOOR**



**GROUND FLOOR COACH HOUSE**



**SECOND FLOOR COACH HOUSE**



**WELLNESS SUITE**

Outbuildings = 1334 sq ft / 123.9 sq m

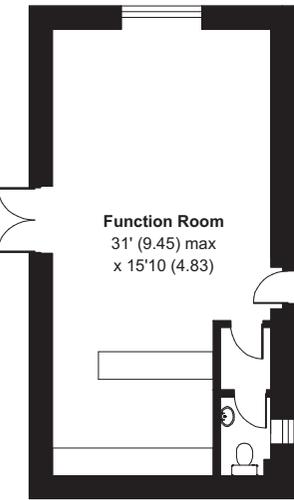
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2021. Produced for Shore Partnership Limited. REF: 728510



FIRST FLOOR



OUTBUILDING 2

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