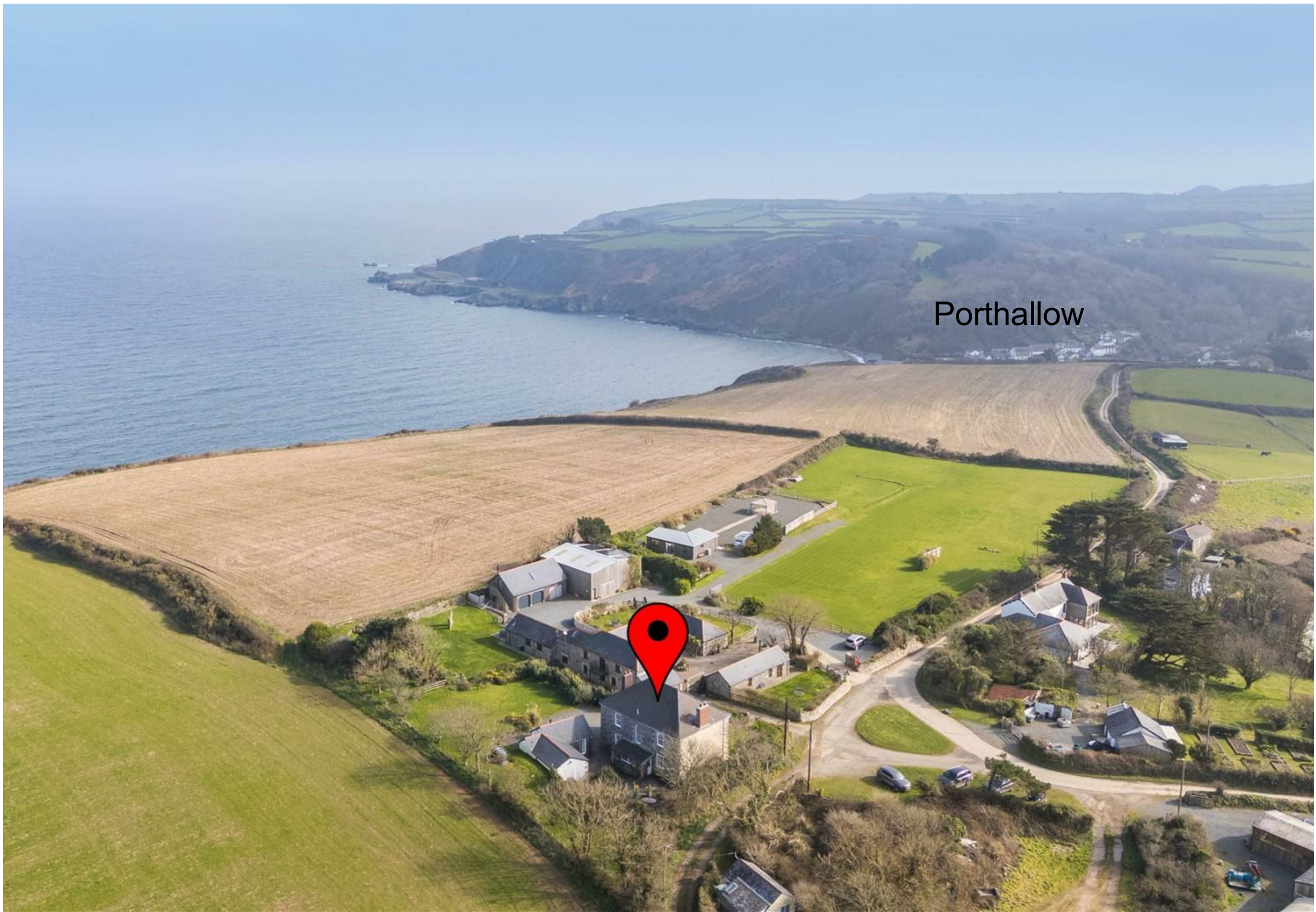




Roskorwell Manor, Roskorwell, Helston, TR12 6PR

Guide Price £825,000

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EXCLUSIVE



Porthallow

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Hunters Estate Agents are delighted to present Roskorwell Manor, a distinguished 19th-century Cornish residence of grand proportions. Commanding an enviable, elevated position above the picturesque village of Porthallow, this remarkable home is set within an Area of Outstanding Natural Beauty, boasting breath-taking, far-reaching views across the rolling countryside and the glistening waters of the English Channel. The main dwelling offers an elegant blend of period charm and modern comfort, featuring four generously sized ensuite bedrooms, a spacious kitchen/diner, two inviting reception rooms, a utility room, and a convenient ground-floor WC. Within the grounds, a guest house (designed for those with limited mobility according to our seller) provides additional space, incorporating a well-appointed bedroom with a large ensuite shower room, alongside a reception room. Homes of this distinction are a rare find, and the opportunity to purchase one, is rarer still.



"With its commanding coastal views, rich character, and unrivaled sense of tranquillity, Roskorwell Manor is a home where history meets horizon." - Jamie Hendy, Hunters West Cornwall



Approaching the Property

In life, you only get one chance to make a first impression, and Roskorwell Manor ensures it's an unforgettable one. Approached via a quintessential Cornish country lane—evoking memories of childhood holidays by the coast—the property emerges into view, commanding attention with its stately double-fronted façade. Handsome granite quoins and lintels frame elegant box sash windows, showcasing the house's distinguished 19th-century heritage.

A sweeping driveway gracefully winds past the landscaped front garden, leading to a generous parking area at the side, offering ample space for multiple vehicles, a motorhome, or even a boat—perfect for those looking to embrace the coastal lifestyle.

Inside the Property

Step into a grand and welcoming entrance hall, bathed in natural light from a stunning stained-glass window over the staircase, that sets the tone for the elegance within.

To your right, the heart of the home unfolds—a spectacular open-plan kitchen and dining space, designed for both passionate home chefs and those who love to entertain. This beautifully proportioned room enjoys a bright and airy ambience, enhanced by triple-aspect windows. The kitchen itself is a masterpiece of form and function, offering an abundance of countertop and storage space, centered around a substantial island. Exquisitely finished with granite worktops, it comes fully equipped with premium built-in Neff and Bosch appliances, including two ovens, an induction hob, microwave, dishwasher, washing machine, and a large



American-style fridge freezer.

Returning to the entrance hall, doors lead to a refined formal sitting room at the front with a wood-burner, while a second reception room to the rear exudes character with its magnificent inglenook fireplace and wood-burning stove—an inviting space for relaxation. Completing the ground floor is a practical utility room with an adjoining cloakroom, ensuring everyday convenience without compromising on style.

Ascending to the first floor, you will discover four generously proportioned double bedrooms, each thoughtfully designed with its own ensuite facilities for the utmost comfort and privacy. Many of the bedrooms take full advantage of the home's elevated position, offering breath-taking vistas of the rolling countryside and the dramatic Cornish coastline—a serene and ever-changing backdrop to wake up to. Our seller says they enjoy breathtaking views of Carrick Roads with St Mawes on the distant horizon.

The Guest House

Nestled within the grounds, a charming guest house offers a private retreat, perfect for visitors (and according to our sellers visitors who may have limited mobility) or multi-generational living. The spacious dual-aspect bedroom is bathed in natural light, with French doors opening directly onto the garden, creating a seamless indoor-outdoor connection. Leading off the bedroom is a fabulous reception room, currently enjoyed as a games room—ideal for a friendly game of pool—which adds to the versatility of the space. Completing the guest house is a beautifully appointed shower room, designed with luxury and comfort in mind.



The Outside Space

The grounds of Roskorwell Manor are as enchanting as the home itself, offering a generous expanse of beautifully landscaped outdoor spaces. At the front, a neatly manicured lawn sets a welcoming scene, while to the rear, a spacious raised terrace provides the perfect setting for al fresco dining and entertaining. Beyond, a further lawned area, thoughtfully planted with a rich variety of mature shrubs and flora, wraps elegantly around the rear and side of the property, seamlessly blending into the surrounding landscape.

Here, the panoramic country and coastal views take center stage—stretching endlessly across rolling hills and out to the shimmering sea. On a warm summer's evening, there's no better place to sit back with a glass of wine, breathe in the fresh sea air, and soak up the beauty of this truly idyllic setting.

The Location

Roskorwell Manor enjoys a coveted position in the tranquil hamlet of Roskorwell, just a one minute or so drive for the village of Porthallow, and a further nine minutes from the charming village of St. Keverne on the Lizard Peninsula. This unspoiled corner of Cornwall is renowned for its breathtaking coastal scenery, secluded coves, and miles of picturesque walking trails, including the renowned South West Coast Path. This is an ideal location for those who enjoy water based activities such as surfing or paddleboarding. The nearby village of St. Keverne offers a warm community atmosphere, with a traditional village square, local pubs, a convenience store, and a historic church. For those seeking adventure, the sailing hub of Helford and the crystal-clear waters of



Coverack's sandy bay are within easy reach, offering excellent opportunities for watersports, fishing, and coastal exploration. Despite its peaceful setting, Roskorwell Manor remains well-connected, with the bustling market town of Helston (with its two large superstores) and the gateway to the rest of Cornwall being approximately 12 miles distant.

Useful Information

Local Authority: Cornwall Council

Council Tax Band: E (with effect 26 September 2024)

Parliamentary Constituency: St Ives

Area of Outstanding Natural Beauty? YES

Conservation Area? NO

Listed Building? NO

Construction: Main house believed to be Stone/ Granite, Rendered Elevations, Pitched Roof, double glazed windows

Parking: Gravelled parking area for multiple vehicles and plenty of room for more on adjoining grassed area.

Services: Mains electricity, Water. Private drainage (septic tank)

Landline? YES

Mobile Signal: According to Ofcom mobile checker EE and Three have good outdoor signal at this address, while 02 and Vodafone have variable outdoor signal at this address

Broadband: According to Ofcom broadband checker Superfast broadband with download speeds up to 36 Mbps and upload speeds of up to 6 Mbps might be available at this address.



If you have a luxury coastal or country property you're considering selling, contact Hunters West Cornwall for a complimentary valuation. Our premium marketing services are tailored to showcase your property in its finest light—exactly what it needs to stand out in today's market. Call 01736 800919 or email westcornwall@hunters.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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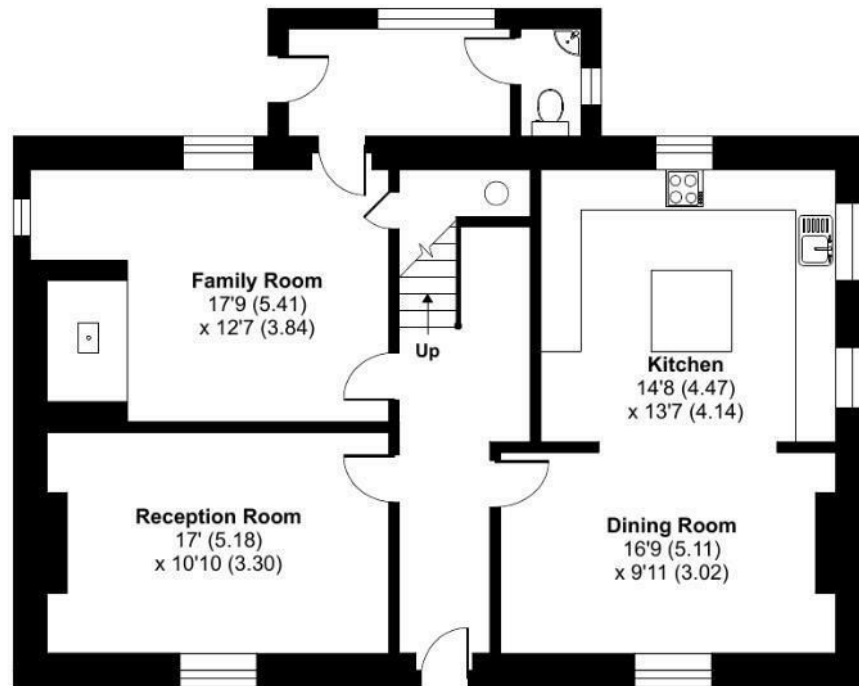
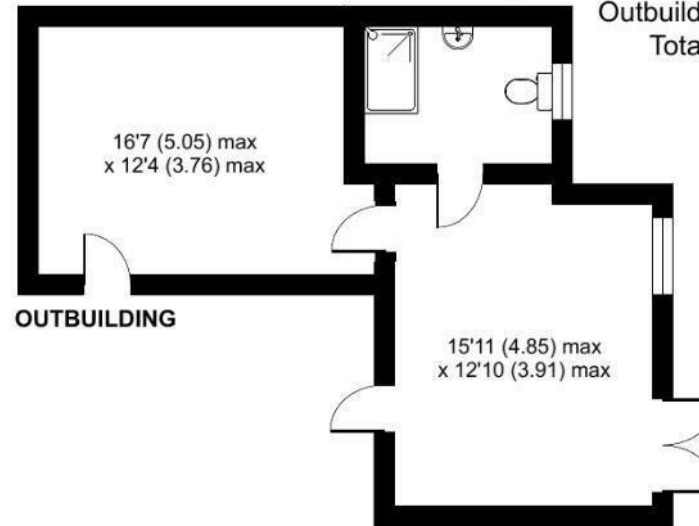
Roskorwell, St. Keverne, Helston, TR12

Approximate Area = 1985 sq ft / 184.4 sq m

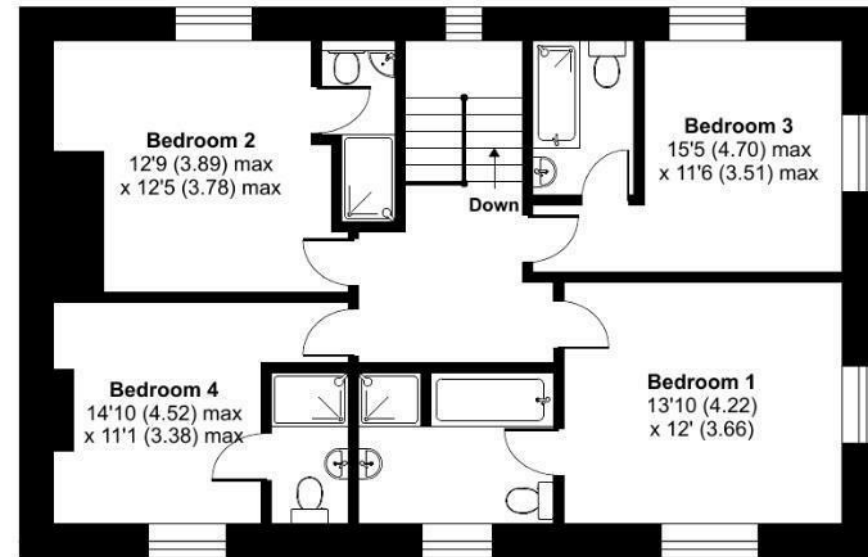
Outbuilding = 476 sq ft / 44.2 sq m

Total = 2461 sq ft / 228.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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