



Glynn Hall







Glynn Hall

Glynn, Bodmin, Cornwall, PL30 4AU

Fowey - 12.5 miles Plymouth - 30 miles A30(T) - 2 miles

The major part of an impressive Grade II* Listed Palladian mansion commanding glorious views over the Glynn Valley



- Beautifully proportioned Period home
- Wonderful views
- Grand galleried entertaining hall
- Four bedrooms (one en-suite)
- Freehold
- Around 7,000 square feet
- Immense Reception hall
- Two reception rooms
- Extensive cellars
- Council Tax Band E

Guide Price £1,300,000

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SITUATION

Located between the north and south coasts of Cornwall, Glynn Hall stands above the picturesque Glynn Valley and is approached over a long driveway that serves the main house and a small number of other properties. The area is perhaps best known for Cardinham Woods. Managed by the Forestry Commission, this nearby woodland is a haven for walkers, cyclists and horse riders with a network of trails, great views and delightful scenery.

Around 3 miles distance is the National Trust owned Lanhydrock House, again with attractive walks and cycle trails together with the late Victorian country house. Bodmin is 4 miles away and provides a wide variety of shops alongside a choice of supermarkets, educational facilities and a leisure complex.

On the south coast is the scenic River Fowey, an ideal place to keep either a yacht or dinghy as together with its creeks and inlets it provides fantastic opportunities for day sailing. The pretty villages of Lerryn and Golant are well worth visiting, as is the historic port of Fowey.

The A30 trunk road is 2 miles away and links the cathedral cities of Exeter and Truro. The A38 to Plymouth is also within easy reach. Bodmin Parkway mainline railway station is a mile distant. Newquay airport is 20 miles away, with daily flights throughout the UK and Europe.

THE PROPERTY

Originally the centre of one of Cornwall's grandest estates, Glynn House is thought to be mid to late 18th Century and was occupied by the Glynn family until the property was purchased by Major General Sir Hussey Vivian in the 1830's. A hero of Waterloo, he added the impressive plaster motifs in Glynn Hall's reception rooms, depicting his medals from the Peninsular War. The Vivian family finally sold the estate in 1947.

Extending to more than 7,000 square feet, Glynn Hall comprises the major part of this Grade II* Listed Palladian Mansion enjoying a majestic outlook over the wooded valley. The south and west facing ashlar elevations feature granite dressings and tall period windows that allow this stunning period home to be full of natural light. The wealth of traditional features include high ceilings, cornicing and ceiling roses.

Approached from the southern facade through an impressive pillared entrance into a voluminous reception hall with an almost 14 feet high ceiling. Off here is found the fabulous large kitchen with painted Shaker style units under granite worksurfaces and two 9 feet high sash windows to the south. There is also a significant granite topped island unit, woodburning stove and one of the medal motifs on the ceiling. To the north of the kitchen is the magnificent galleried entertaining hall with 26 feet high ceiling, complete with central cupola and a wonderful turning staircase rising to the first floor. Off here is a boot room and cloakroom.





Facing west over the mature gardens are the two formal reception rooms with a total of six multipaned sash windows. Both rooms are beautifully proportioned with handsome open fireplaces, high ceilings and medal motifs. Completing the ground floor is a spacious utility room/bedroom 5 or potential office. Approached over external steps are extensive cellars with barrelled ceilings, divided into a number of chambers.

Upstairs, there are four large double bedrooms, including the master suite with built-in wardrobes and large en-suite bathroom. The remaining three bedrooms are served by a family bathroom.

OUTSIDE

The property is set behind a yew hedge and accessed over a gravel pathway through the ornamental garden which is laid out as box-hedged lawns with water feature and surrounding low-lying granite walls. Approached from here is the portico entrance with Doric columns.

The landscaped gardens encircle the south and west elevations with extensive lawns, mature woodland, expansive beds and the old rose garden. There are two dedicated car parking spaces, alongside the communal parking area for guests.

SERVICES

Mains water and electricity. Oil fired central heating. Communal private drainage system. Utilities are separately metered but overseen and billed by the Management Company. There is a right of way for the property over the driveway and to access the septic tank in the woodland. A Service charge will apply and is in the process of being finalised.

Standard and Ultrafast broadband may be available (Ofcom). O2 and Vodaphone networks are likely to be available indoors and EE, Three, O2 and Vodaphone coverage is likely to be available outdoors (Ofcom)

AGENTS NOTE

For those interested in acquiring additional accommodation within the mansion, Vivians Wing is available with a Guide Price of £550,000 and Keepers Cottage TBC. Vivians Wing will complete the ownership of the Southern Wing whilst Keepers Cottage is located in the Eastern Wing. Ideal for multi-generational living or perhaps holiday letting.

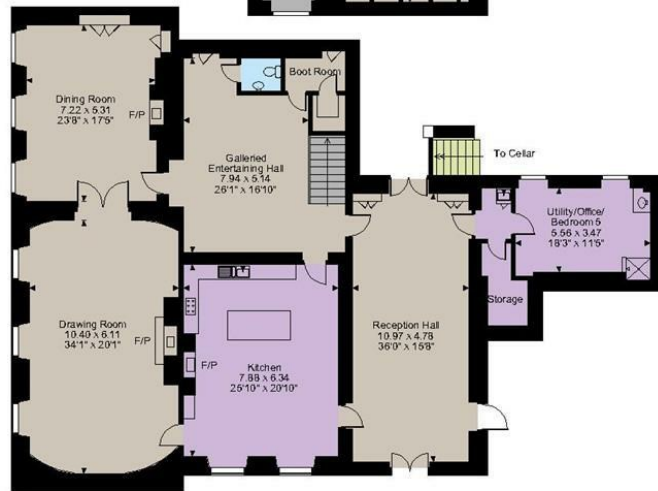
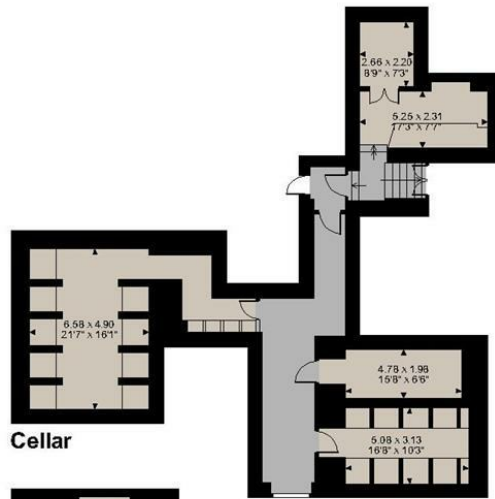
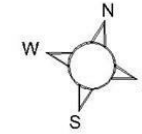
DIRECTIONS

The postcode PL30 4AU will take you to the property using a Satellite Navigation system. From the former lodge building on the A38, the property is situated approximately 0.6 mile along the driveway.

VIEWING

Strictly by prior appointment with Stags Truro Office on 01872 264488

Glynn Hall, Glynn House, Bodmin
Internal area 7,370 sq ft (685 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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