



Kirland Manor







# Kirland Manor

Bodmin, , PL30 5AA

Bodmin 1 mile A30(T) 2.5 miles Truro 23 miles

A wonderfully positioned elegant and listed Georgian country residence, annexe, pool and double garage - set within mature grounds of about 1.75 acres

- Georgian Country Residence
- 4/5 Reception Rooms
- 5/6 Bedrooms (1 En Suite) & Bathroom
- Garage Building
- Freehold
- Reception Hall & Inner Halls
- Kitchen & Small Utility Room
- Detached 1-Bedroom Annexe
- Extensive Grounds with Pool
- Council Tax Band G

Guide Price £950,000

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## SITUATION AND BRIEF DESCRIPTION

Kirland Manor is approached over a private shared stone lane and stands in an enviable "tucked away" countryside position which has the benefit of being away from, but near to, the old county town of Bodmin.

Standing with its own mature grounds, Kirland Manor, with Thomas Hardy connections, is a quality period residence which is reflected in its status as a Grade II Listed Building of Special Architectural or Historic Interest and shows off a number of features including ceiling coricing, moulding, window seats, box cupboards, fireplaces, panel doors, original nails, slate flagstone floors, sash windows and so forth.

Kirland Manor has been the subject of a significant on-going exterior and interior upgrading and improvement programme over a number of years. Most of the rooms are completed and some finishing work is required to create an outstanding country residence and its annexe.

## THE MANOR HOUSE

On the ground floor, as shown on the attached floor plan, is an open Portico Porch with wide part glazed heavy front door to a Reception Hall with solid wood floor and ceiling coricing with doors off from left and right to the two main front Reception Rooms. At the rear of the Hall are archways leading through to an Inner Hall and turning balustrade stairs off to the first floor with under-stairs cupboard.

The main front Reception Room is a Drawing Room, being a well-proportioned and spacious room with solid wood floor and stone fireplace with inset wood-burner with slate and marble surround and slate hearth and recesses to either side, off which is a spacious Office Room with solid wood floor.

The other front Reception Room comprises a Dining Room with wide stone fireplace with inset wood-burner with timber beam over, slate hearth, ceiling coving and part obscure glazed leaded and patterned door which leads through to a secondary Inner Hall with door to walk-in Larder and small Utility Room.

Off is the Kitchen (new 2023) with slate flagstone floor and matching range of shaker style units with worktop surfaces and including a ceramic sink unit with Quooker instant boiling water tap, Miele integrated dishwasher and refrigerator/freezer. From the Kitchen is a Rear Hall/Boot Room with slate flagstone floor, arched door to Recessed Porch and door to Family Room with slate flagstone floor, wide stone fireplace with inset wood-burner on raised hearth with heavy beam over, and storage cupboards to either side. Within this room are exposed ceiling timbers and there is a return door to the initial Inner Hall from which there are steps which lead up to an old Apple Store (with part restricted ceiling height) with exposed ceiling timbers and large Storage Cupboard - considered perhaps ideal as a Study/Hobbies Room or further Bedroom with En-Suite (subject to all necessary consents and approvals).





On the first floor, centred around a balustraded Landing, is a Master Bedroom Suite with southerly outlook and doors to walk-in Wardrobe/Dressing Room and En-Suite Shower Room (new 2023) with walk in shower, wc and washbasin; two other Bedrooms, one being a well-proportioned room with built-in wardrobe and cast iron Victorian style fireplace; and a Bathroom (new 2023) ball and claw bath, wc and washbasin, with adjacent Airing Room with door to Airing Cupboard and wall cupboard.

On the second floor is a balustraded Landing with doors off to two further spacious Bedrooms in the roof (with part restricted ceiling height) and eaves Storage Cupboard.

#### THE DETACHED ANNEXE

To the rear of the house is a detached self-contained Annexe with Kitchen, Living Room, Shower Room and Bedroom.

#### THE GROUNDS

From the stone lane is a gravelled 'in and out' drive which sweeps around the front of the house and which also leads to the east through a parcel of mainly deciduous woodland to a Garage Building. Within the woodland are a number of mature and fine deciduous Beech trees standards.

To the front of the house is an open lawn garden overlooking a neighbouring meadow and to the eastern side of which is a superb contemporary heated outside Swimming Pool with electric pool cover. Above is a further area of lawn with flower borders and seating areas and to the west are delightful wall enclosed further gardens with an upper level with crazy paved paths and seating areas, ornamental pond and old timber framed Greenhouse and a lower level Orchard. On the rear of the northern wall is a Garden Shed and Log Store.

In total, the grounds with Kirland Manor extend to about 1.75 acres.

#### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

#### DIRECTIONS

From the centre of Bodmin take the B3268 towards Lostwithiel. Drive up the hill and on reaching the steam railway station, turn right in Harleigh Road. At the 'T' junction turn right and then immediately left and left again into Halgavor Road. Drive under the railway bridge, pass the entrance to Kestell Park, the national speed limit sign, the white house on the left and after about a further 25 yards, turn right where signposted (public footpath) towards Kirland.

Drive along the stone lane and Kirland Manor will be found as the third property on the left.

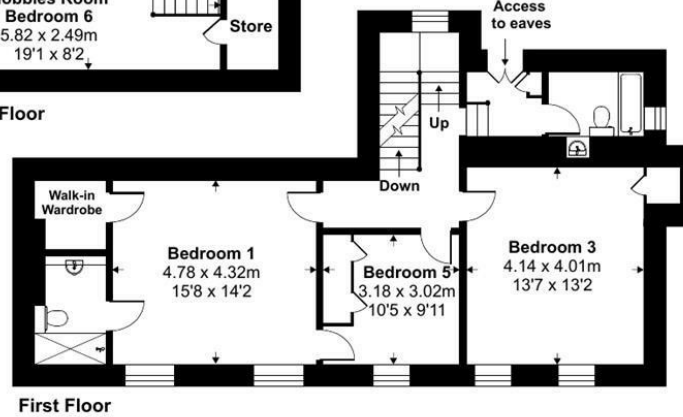
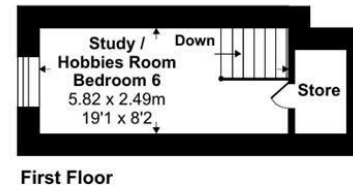
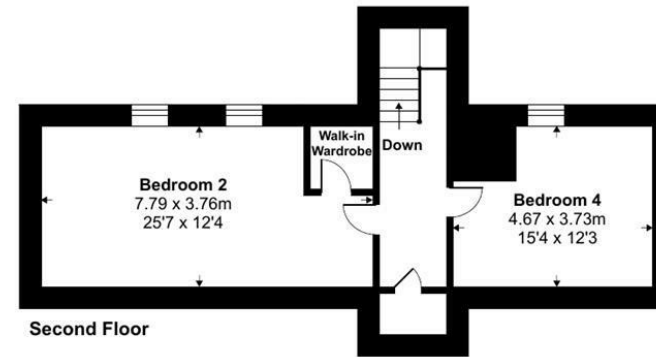
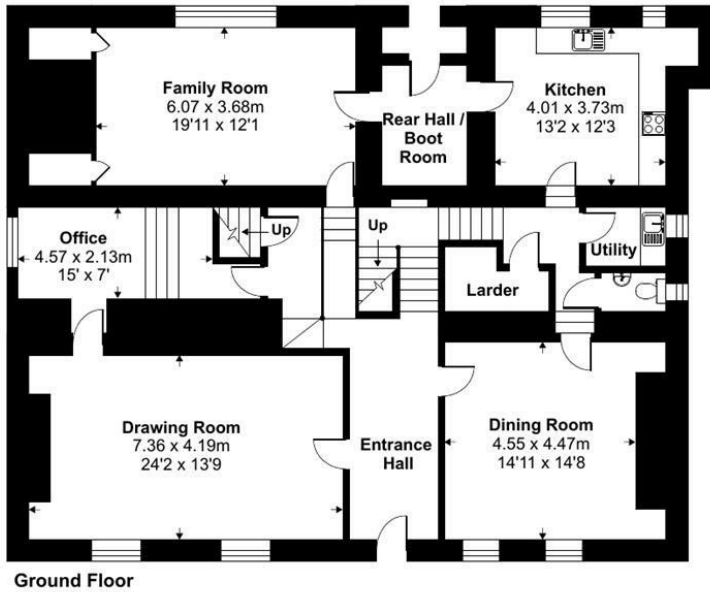
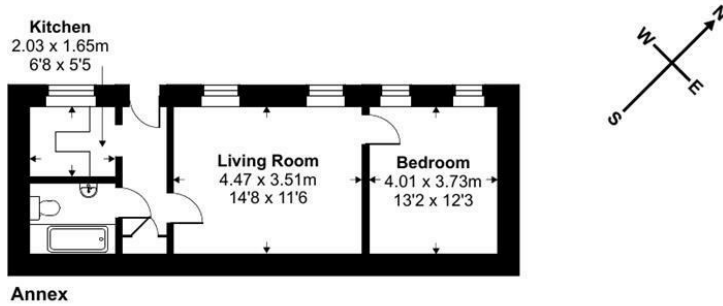
#### SERVICES

House - Mains water electricity, drainage and water. Underfloor and oil-fired central heating (New Boiler 2023).

Annexe - Mains water, electricity and drainage connected. Electric radiators. Electric underfloor heating to the bathroom.

Broadband: Standard available (Ofcom). Mobile coverage: inside Vodaphone likely, O2 and EE limited (Ofcom). Outside O2, Vodaphone and EE limited (Ofcom).

Approximate Area = 3594 sq ft / 333.8 sq m  
 Annex = 423 sq ft / 39.3 sq m  
 Total = 4017 sq ft / 373.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Stags. REF: 917279



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