



**ST LEONARDS EQUESTRIAN**  
**LAUNCESTON, CORNWALL**

# First time to the market in over 50 years, St Leonards Equestrian is a well-established and unique Equestrian Centre with Extensive Facilities including Two Outdoor Arenas, BE Cross Country course and Multiple Residential Accommodation. About 27.4 Acres.

- Turn Key Business
- Accredited BHS approved riding school for over 25 years
- Established 37 years ago
- Accredited by BE, BS and BD
- Two all-weather outdoor arenas
- Full Planning for 60 x 60m Arena
- Stable yard with 26 timber stables
- Rest room & café
- Paintball Site
- Attractive farmhouse
- Five residential cottages
- Heated Swimming pool with Sauna & Jacuzzi
- Fishing rights on River Kensey
- Fishing lake
- Leased Solar Pannels & batteries
- Paddocks with mains water
- Additional land available to purchase & rent



# ST LEONARDS EQUESTRIAN LAUNCESTON, CORNWALL

**ABOUT  
15.4 ACRES**

Available by  
separate negotiation

**TOTAL RENTED  
ABOUT  
41.3 ACRES**

Available to rent by  
separate negotiation

**WHOLE  
ABOUT  
27.4 ACRES**

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## SITUATION

A30 6 miles, Tavistock 12 miles, Okehampton 18 miles, Exeter 41 miles

**International airports:** Exeter 46 miles, Bristol 111 miles

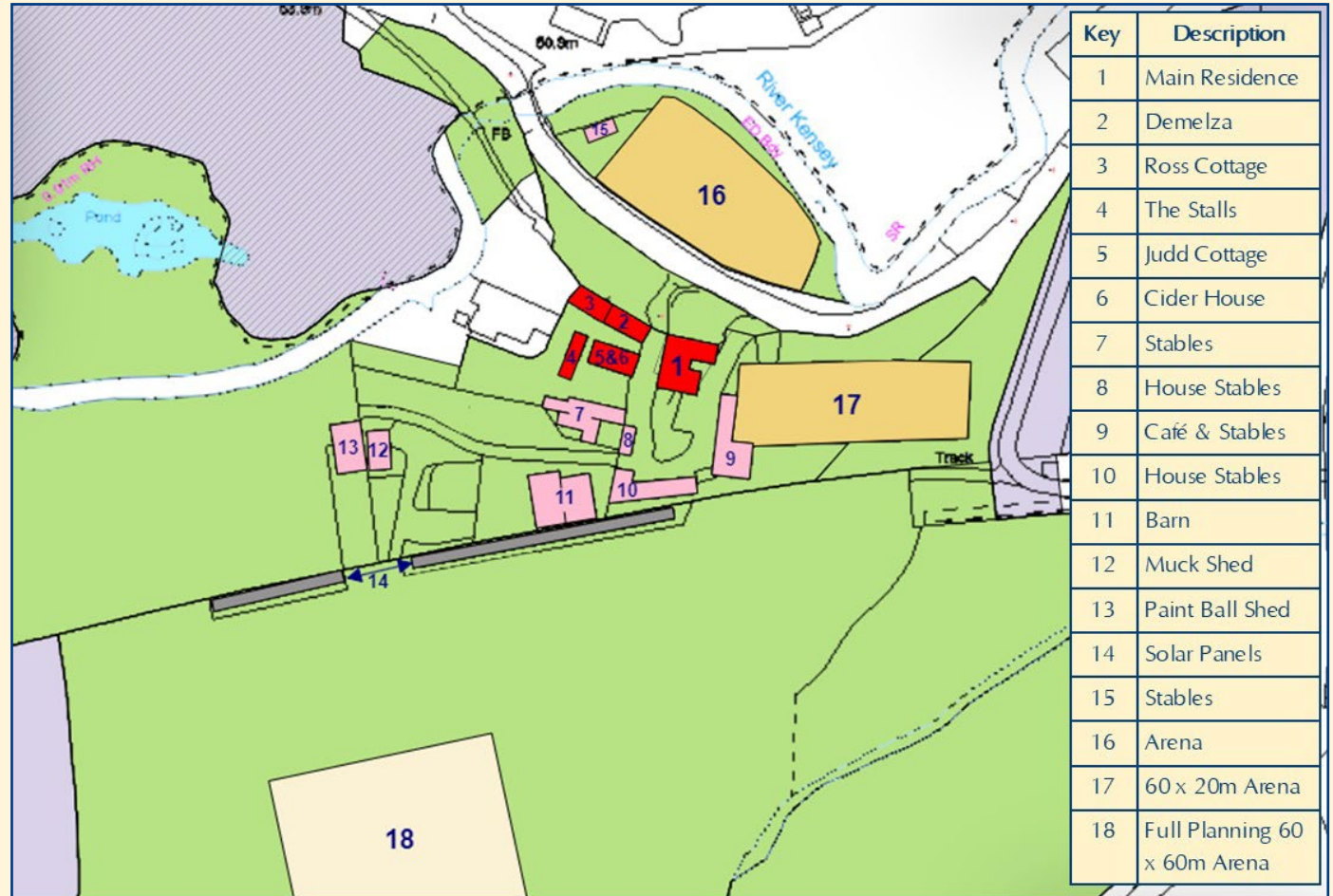
**Mainline Train Services:** Okehampton to London Paddington 3 hours

**Launceston Equestrian** is situated in East Cornwall, a few hundred yards from the River Tamar which abuts Devon. The nearby town of Launceston, the ancient capital of Cornwall, provides an excellent range of facilities including medical centre, vets, numerous pubs, post office, church, cafes, community hall, supermarkets, parks and gardens, arts centre, leisure facilities. Further shopping and dining facilities can be discovered in Tavistock.

**Education** Cornwall and Devon offer an excellent range of state and private schools including St Stephens Community Academy (rated outstanding), St Joseph's School, Launceston College, Queen Elizabeth's, Exeter Cathedral School, The Maynards School, The New School and Blundell's School. Local primary schools include South Petherwin Community, St Catherine's C of E, Boyton Community and Werrington Community. For more details visit [www.devon.gov.uk](http://www.devon.gov.uk).

**Local, Sporting & Recreational** Devon and Cornwall are renowned for their rolling hills and breath-taking countryside, offering excellent walking, riding and cycling routes. With such rich countryside there is an array of wildlife to see from your doorstep, in addition the Dartmoor National Park is within easy reach. If you're looking for a fun day out, Launceston offers several hotspots including Launceston Castle and Hidden Valley, The Puzzle Park. Golf can also be enjoyed at Launceston.

**Competition Centres:** Cholwell Equestrian Centre 6 miles, The Grange Equestrian Centre 17 miles, Tall Trees Arena 16 miles, Bicton Arena 51 miles



## MAIN RESIDENCE & COTTAGES

### The Leppars (1)

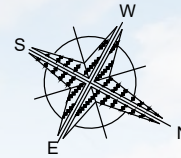
This traditional stone farmhouse got its name from the historic hospital for lepers that was founded in 1250 which was based at St Leonards. The house itself was constructed in 1989 and extended further in 2004, now offering over 2400 sqft of accommodation with stone faced on the ground floor, slate hung on the first floor and a natural slate roof. The house offers plenty of charm and character, and countryside views can be enjoyed from the property, including full visibility over your land and horses.

- Porch
- Farmhouse Kitchen/ Breakfast Room
- Conservatory
- Living room
- Reception/Shop
- Principle Bedroom with En Suite and Juliette Balcony
- Two further Double Bedrooms
- Family Bathroom
- Further Double Bedroom/ Living Room



Early C19 Grade II listed footbridge

**St Leonards Equestrian, Launceston, Cornwall**  
**Approximate Gross Internal Area**  
**Main House = 2445 Sq Ft/227 Sq M**



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

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### Residential Cottages

There are five stone cottages, positioned West of the main farmhouse and enjoy a large amount of privacy from the rest of the equestrian centre. The cottages were originally old farm buildings constructed of stone and slate, which were converted to cottages in 1980's. All the properties have access to a coin operated laundry room, plus fantastic leisure facilities including outdoor pool, Jacuzzi, Sauna and BBQ area set in a tropical garden.

#### Demelza (2)

- Kitchen/Living room
- Bathroom
- 2 bedrooms ( Double and Single)

#### Ross Cottage (3)

- Kitchen
- Living room with wood burner
- Bathroom
- 2 Double bedrooms

#### The Stalls (4)

Converted in 2024

- Kitchen
- Shower room
- Living room
- 1 Double Bedroom

#### Judd Cottage (5)

- Kitchen
- Living room with wood burner
- Bathroom
- 2 Double Bedroom

#### Cider House (6)

- Kitchen
- Living room with wood burner
- Bathroom
- 2 bedrooms (Double and Single)

#### Grooms Chalet

One bedroom grooms accommodation is positioned behind the yards utility block.



## ST LEONARDS EQUESTRIAN

Originally established in 1978, St Leonards Equestrian offers potential purchasers a unique opportunity to walk into an established and accredited BHS approved riding school, plus several further income streams. The situation is absolutely idyllic, nestled in the beautiful Tamar Valley. Whilst the business is already well established, there is also for a purchaser to develop this business further.

#### Riding School

The riding school has been offering lessons to both adults and children for over 40 years. The equestrian centre is a well-known venue, hosting regular events throughout the year;

- British Dressage
- British Eventing
- British Showjumping
- Pony Club Camps
- Clinics
- Daily riding lessons
- Café & Shop

**St. Leonards Equestrian Centre, Launceston, Cornwall**

**Approximate Gross Internal Area**

**The Stalls = 447 Sq Ft/41 Sq M**

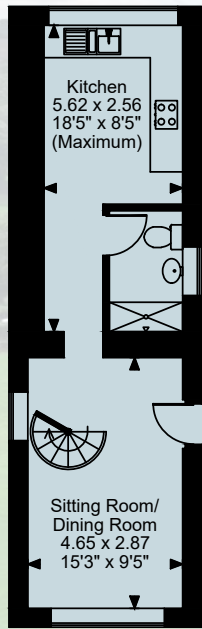
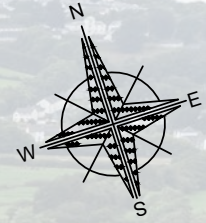
**Judd Cottage = 590 Sq Ft/55 Sq M**

**Cider House = 605 Sq Ft/56 Sq M**

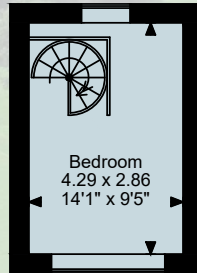
**Ross Cottage = 471 Sq Ft/44 Sq M**

**Demelza = 412 Sq Ft/38 Sq M**

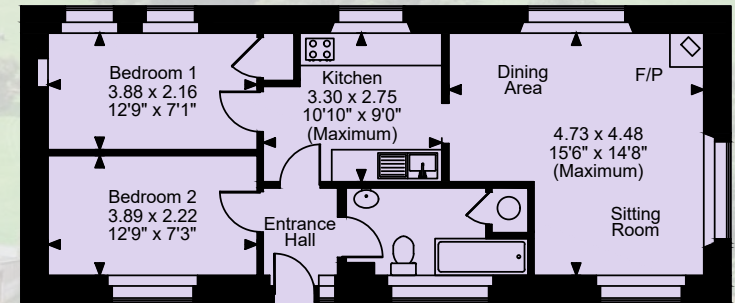
**Total = 2525 Sq Ft/234 Sq M**



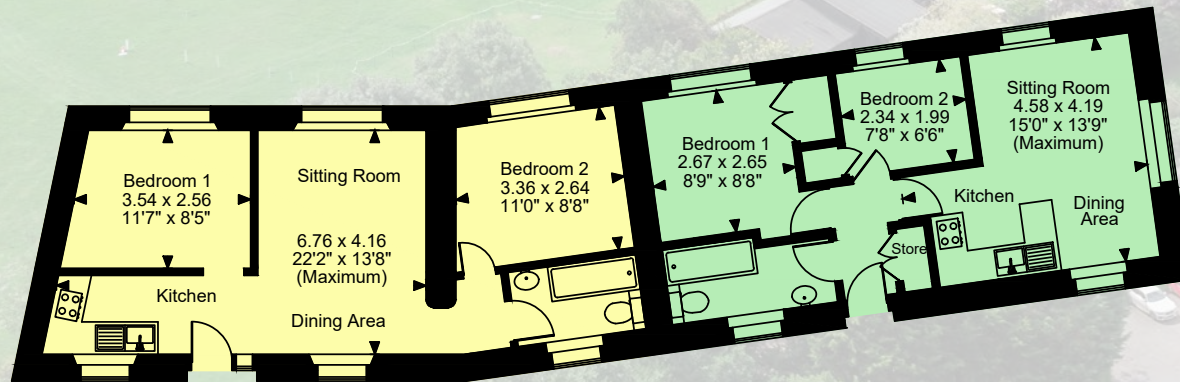
**The Stalls (4)**



**The Stalls First Floor**

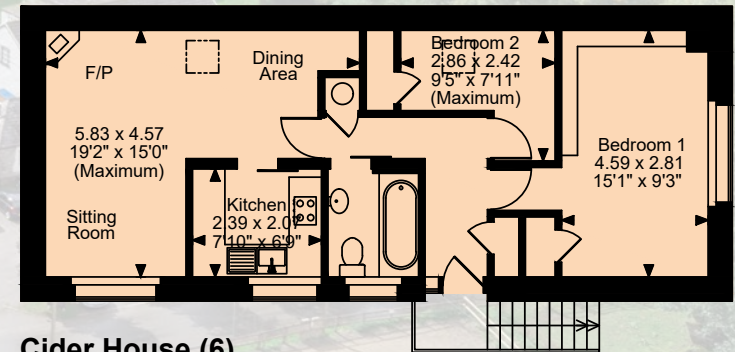


**Judd Cottage (5) Ground Floor**



**Ross Cottage (3)**

**Demelza (2)**



**Cider House (6)  
First Floor Above Judd Cottage**

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## EQUESTRIAN FACILITIES

### Stables

- Barn with 7 internal stables and storage (11)
- 21 timber stables divided into several blocks (7, 8, 9, 10)
- Utility room
- W.C./ Shower room
- Tool Store
- Feed room
- Wash bay with Solarium
- Muck Barn (12)
- Café
- Reception/ Shop

### Arenas

- 60 x 20m Silica Sand and Fibre, flood lights, full drainage & mirrors (17)
- 40 x 20m All weather Sand and Rubber (16)
- Grass Show Jumping Arena – full set of jumps available by separate negotiation
- **Planning in Perpetuity (18)** for 60m x 60m arena with entrance road. Drainage works completed. Cornwall Council PA20/05400

**Cross Country Course** for British Eventing and Unaffiliated competitions and available to hire, from 60cm to Novice BE, including water jumps and ditches – Jumps available by separate negotiation

## LAND

- Free draining level pasture
- Naturally fertile
- Mains water connected
- Amenity Woodland
- Approx. 1 mile of river frontage on River Kensey
- Fishing rights
- Lake stocked with Brown Trout
- Paint ball area & Shed (13)
- **In total about 27.4 Acres.**

Further 41.3 Acres available to rent by separate negotiation. About 15.4 acres available to purchase by separate negotiation – see sale plan.

## SOLAR PANELS

Leased Solar Panel with 12 years remaining (14) & 35KW Solar Panel Batteries - Reducing the properties electricity bill by over 75%.

## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Local Authority** North Cornwall Council

**Council Tax** The Leppars D, Ross A, Demelza A, Judd B, Cider House B, The Chalet A, The Stalls tbc

**Energy Performance Certificate** The Leppars E, Ross C, Demelza A, Judd A, Cider House A, The Chalet A, The Stalls tbc

**Services** Mains water and electricity, private drainage, CCTV system, 35KW Solar Panel Batteries, Broadband – Fibre, Air- source heat pump for the Swimming pool

**Fixtures & Fittings** Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale. Show Jumps, Cross Country Jumps, Paint ball kit available by separate negotiation

**Tenure** The property is sold as Freehold and will be sold with vacant possession on completion.

**Particulars** Prepared by Caitlin Henderson & Rose Grant January 2024



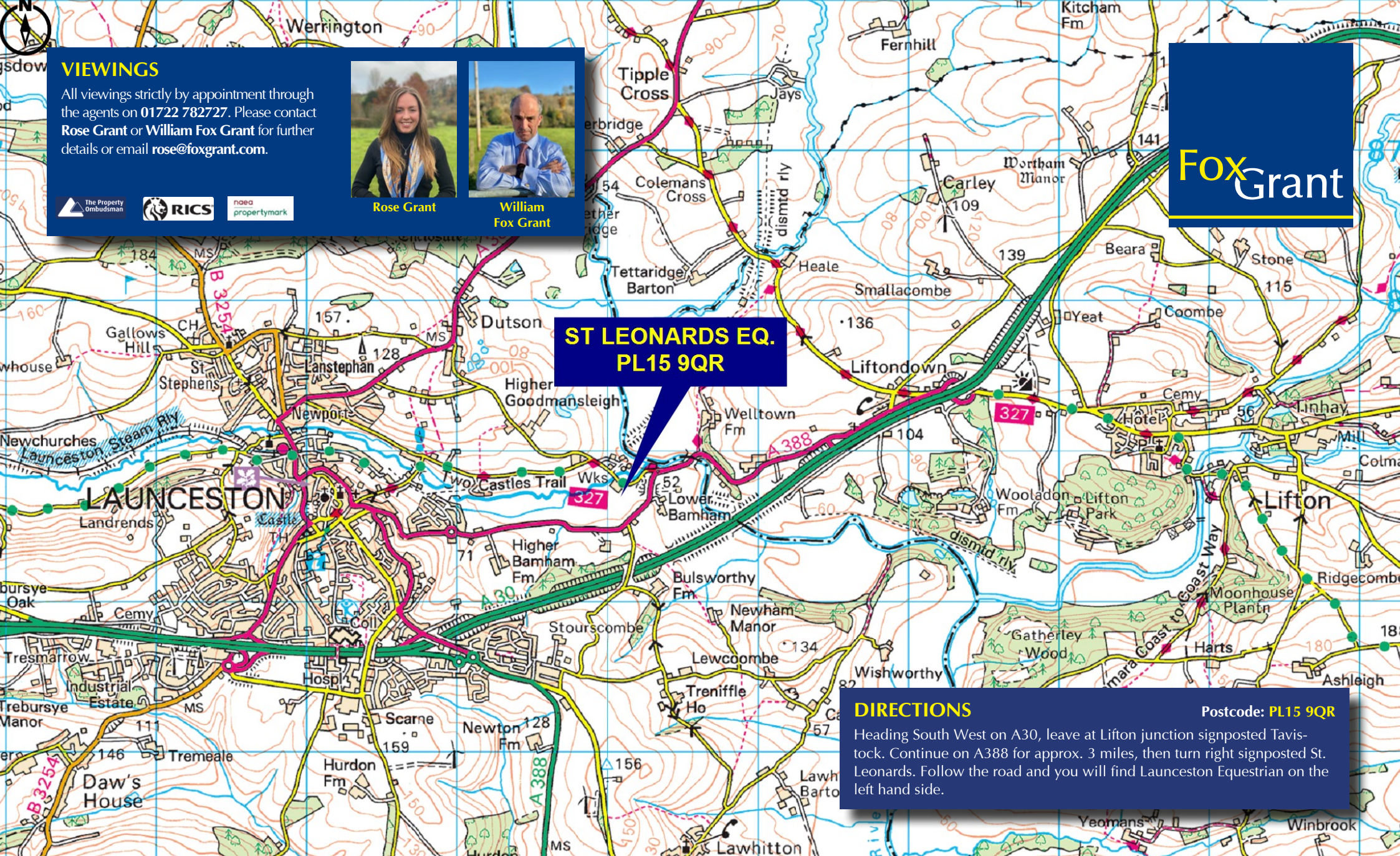


**St Leonards Equestrian, Launceston, Cornwall**  
**Approximate Gross Internal Area**  
**Outbuildings = 5520 Sq Ft/513 Sq M**



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 □□□□ Denotes restricted head height  
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### VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Rose Grant** or **William Fox Grant** for further details or email [rose@foxgrant.com](mailto:rose@foxgrant.com).



Rose Grant



William Fox Grant



**ST LEONARDS EQ.  
PL15 9QR**

**DIRECTIONS** Postcode: **PL15 9QR**  
Heading South West on A30, leave at Lifton junction signposted Tavistock. Continue on A388 for approx. 3 miles, then turn right signposted St. Leonards. Follow the road and you will find Launceston Equestrian on the left hand side.

