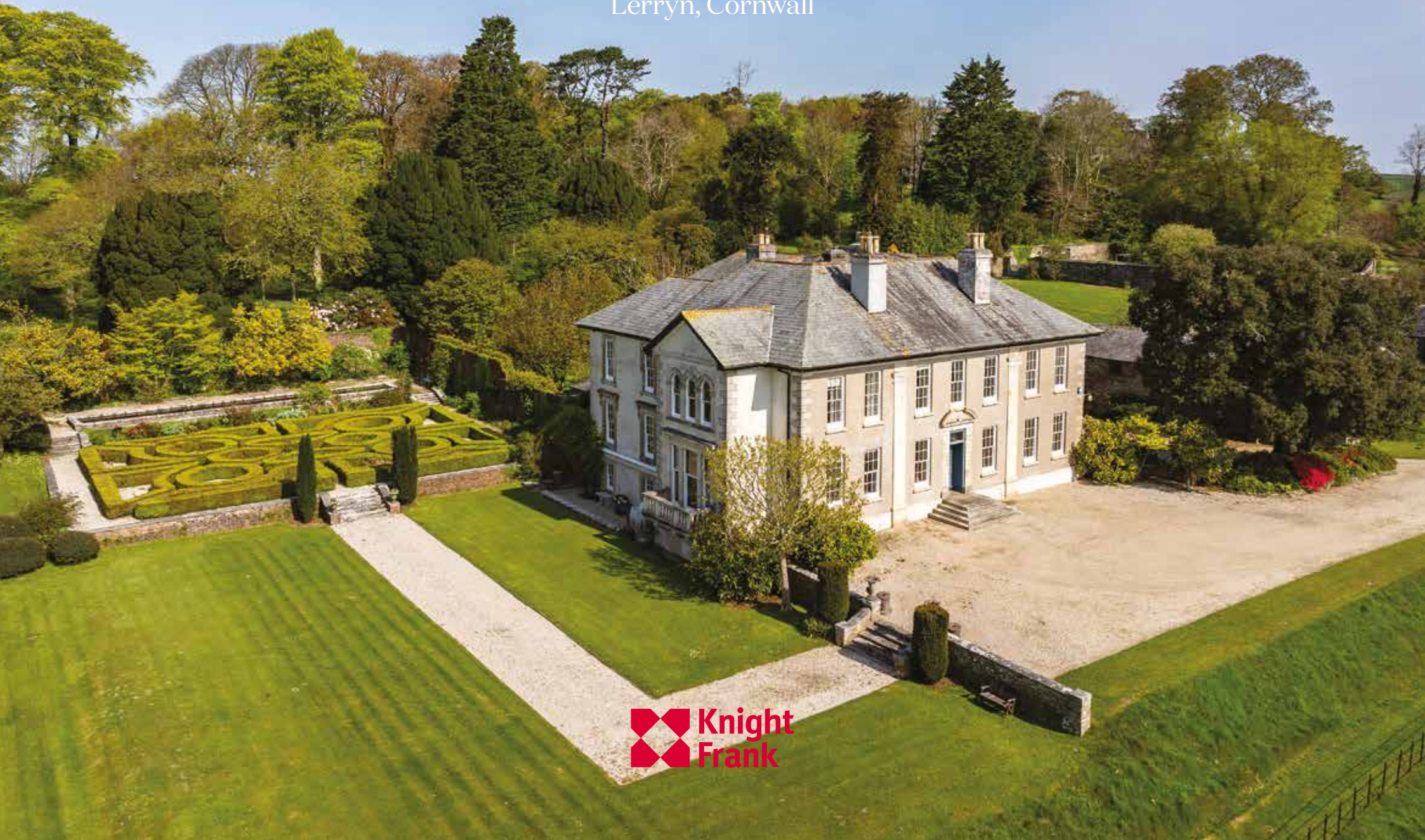


Ethy House

Lerryn, Cornwall





A distinguished Grade II* listed Georgian country house of architectural and historical significance, beautifully positioned within enchanting gardens and grounds above the River Lerryn.

Lostwithiel 3.1 miles (London Paddington 4 hours 1 minute), Fowey 7 miles
(All distances and times are approximate)


7


5


5

Summary of accommodation

Reception hall | Drawing room | Library | Dining room | Sitting room | Kitchen/breakfast room | Butler's pantry | Cellar | Study

Indoor swimming pool with sauna | Ten bedrooms | Seven bathrooms

Two bedroom cottage | Stone outbuildings | Courtyard | Garaging | Three walled gardens | Parkland | Paddocks

In all about 17.75 acres

Location

Ethy House occupies a majestic position in the heart of the Lerryn Valley, a setting of exceptional natural beauty nestled between the Fowey Estuary and Bodmin Moor. The charming riverside village of Lerryn lies below the house, offering direct access to estuary walks, woodland paths, and the peaceful waters of the River Lerryn.

The nearby town of Lostwithiel provides a range of local amenities, while the mainline station connects to London Paddington in just over four hours. Fowey, with its picturesque harbour, boutique shops, and sailing scene, is a short drive away, while the A30 and A38 provide convenient access to Exeter, Plymouth, and beyond.

History

Built in the 1700s and extended during the 19th century, Ethy House is believed to occupy the site of a medieval manor once associated with the Lords of Ethy. The Courtenays, a notable Devon and Cornish family, held the estate in the 15th and 16th centuries, and their legacy is visible in the heritage of the area.



Ethy House

Ethy House is a handsome Grade II* listed residence of classical Georgian design, dating from the 18th century with a mid-19th-century extension. The property is approached by a long private drive, culminating in a broad gravelled sweep in front of the imposing south façade.

The rendered elevations, freestone and granite dressings, and hipped slate roof present an elegant symmetry. A set of granite steps rises to the principal entrance: a six-panelled door with rectangular fanlight. The sash windows—many original with exposed boxes—bathe the interiors in natural light, with particularly commanding views from the upper floors across National Trust parkland and the wooded valley beyond.

Internally, the reception rooms are arranged around a central hall, with a fine open-string pine staircase at the rear, notable for its carved brackets, barley sugar balusters, and moulded handrail.





The house retains an abundance of original detail: from the floral trail cornices and rococo plasterwork of the drawing room, to the acanthus-adorned ceiling centrepieces and Delft tile-surround fireplaces of the principal reception rooms.

The main hall leads to a drawing room, dining room, and library, each with marble fireplaces and plaster mouldings. The kitchen/breakfast room lies in the north east wing with a door leading to the lower level where an indoor swimming pool and sauna can be found. Further rooms on the lower level include an estate office and ample store rooms.

On the upper floors are seven bedrooms, several with en suite bathrooms, arranged to make the most of the south-facing outlook. The first-floor drawing room is particularly notable for its height, symmetry, and ornamental detailing.





Approximate Gross Internal Floor Area
Main House = 1,183 sq m / 12,733 sq ft
Stable Cottage = 97 sq m / 1,044 sq ft
Outbuilding = 194 sq m / 2,088 sq ft
Total Area = 1,474 sq m / 15,865 sq ft

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





The Cottage and Outbuildings

Adjoining the rear courtyard is a charming two-bedroom cottage, ideal for guests or staff, with its own entrance and garden space.

The courtyard itself incorporates handsome stone outbuildings, some of which are thought to include remnants of an earlier manor house once held by the Courtenay family of Ethy, commemorated in the stained glass of nearby St Winnow’s Church.

A substantial garage, additional stores, and a series of rubblestone and brick-walled enclosures add to the flexibility of the estate.

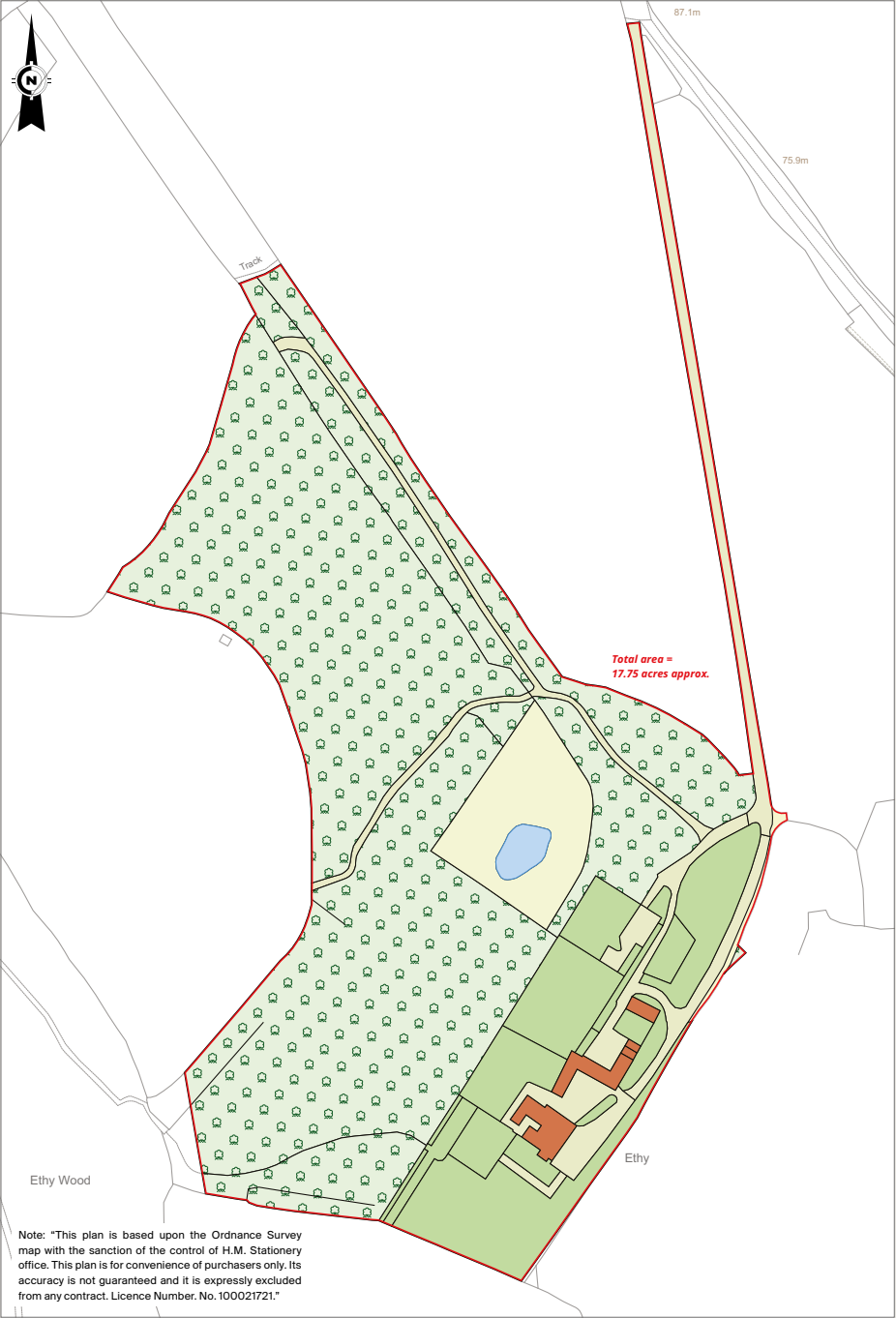


Gardens and Grounds

The gardens are a stand out feature of the property, complementing the house perfectly. Ethy House is framed by sweeping formal lawns and three enclosed walled gardens—each with their own identity and mature planting schemes. A sheltered kitchen garden, complete with raised beds and potting sheds, lies to the east and is accessed through an arched granite doorway. The north-east wall, believed to date from the 18th century or earlier, features elegant stepped and curved brickwork.

Beyond the gardens, rolling paddocks and parkland extend to around 18 acres, providing both privacy and pastoral charm. The estate’s elevated position affords spectacular views across the valley, while woodland walks and riverside trails lie moments from the doorstep.





Property Information

Services: Mains electricity and water. Private drainage.
Oil-fired central heating.

Tenure: Freehold

Local Authority: Cornwall Council

Council Tax

Main House: Band H

Cottage: Band A

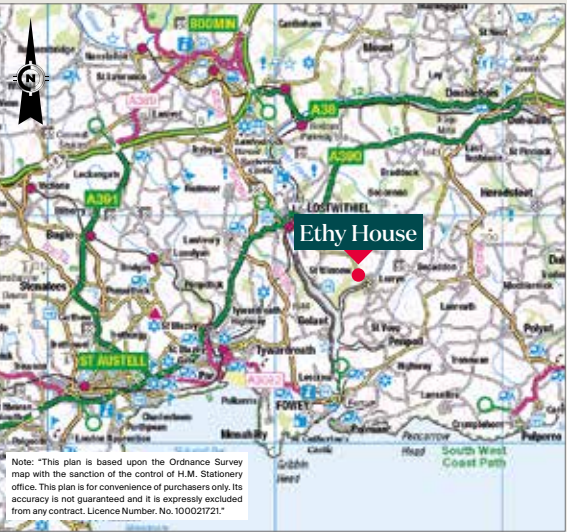
EPC Rating: TBC

Directions

Postcode: PL22 0NF

What3words: [///towers.unwraps.earth](https://www.what3words.com/#!/~///towers.unwraps.earth)

Viewings: Viewing is strictly by appointment
through Knight Frank.



**Knight Frank Exeter**

19 Southernhay East

Exeter

EX1 1QD

Knight Frank Country Department

55 Baker Street

London

W1U 8AN

Louise Glanville

01392 423111

louise.glanville@knightfrank.com

Hamish Humfrey

020 7861 1717

hamish.humfrey@knightfrank.com

knightfrank.co.uk

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com