

SCOTT
PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

ST. MARY MANOR TREFANNY HILL, DULOE, LISKEARD, PL14 4QF

GUIDE PRICE £850,000





South facing and situated within about 1.25 acres of exquisite gardens, a spacious detached house of immense charm and character, beautifully presented and providing versatile accommodation together with separate, very successful holiday let. MANOR - About 2362 sq ft - 17' Kitchen/Breakfast Room, 20' Sitting Room, 26' Dining/Family Room, 4 Bedrooms (1 Ensuite), and self-contained Guest Wing/Bed 5 with Ensuite. POOL HOUSE - 447 sq ft, Sitting Room, Kitchen, Bedroom with Ensuite, PEGGYS - About 260 sq ft currently used as a Storage / Garden Room. Ample Parking, Swimming Pool, Barbecue Hut, Orchard, Tractor Shed/Woodstore.

PELYNT 1.5 MILES, DULOE 3 MILES, LOOE 5 MILES, PLYMOUTH 23 MILES, FOWEY 7 MILES

LOCATION

The property lies in a peaceful and prized rural hamlet in a secluded yet accessible rural location approximately 1.5 miles from the self contained village of Pelynt which has village shops, butchers, post office, primary school, garage, well respected public house and church catering for most day to day needs. A regular bus service through Pelynt provides convenient connections with Liskeard, Looe and Polperro. Footpaths and bridleways lead directly from the hamlet into the stunning landscape of the West Looe River Valley, presenting wonderful opportunities for nature lovers and outdoor pursuits.

The Cornwall Area of Outstanding Natural Beauty lies a short distance to the south with its unspoilt coastal scenery, hidden coves and creeks, with various areas of the coast in the ownership of The National Trust. Nearby, Polperro, Polruan/Fowey and Looe are picturesque, each with their own harbours and fishing fleets. Looe has a branch line railway providing a useful commuting link via mainline trains at Liskeard (Plymouth to London Paddington 3 hours). The deep waters of the Fowey estuary are well known to the sailing fraternity. There are nearby golf courses, including St Mellion. Plymouth offers access to cross channel ferry services and there is an international airport at Newquay.

Many of Cornwall's attractions are within easy driving distance, including the Eden Project, The Lost Gardens of Heligan and such National Trust properties as Cotehele and Lanhydrock.



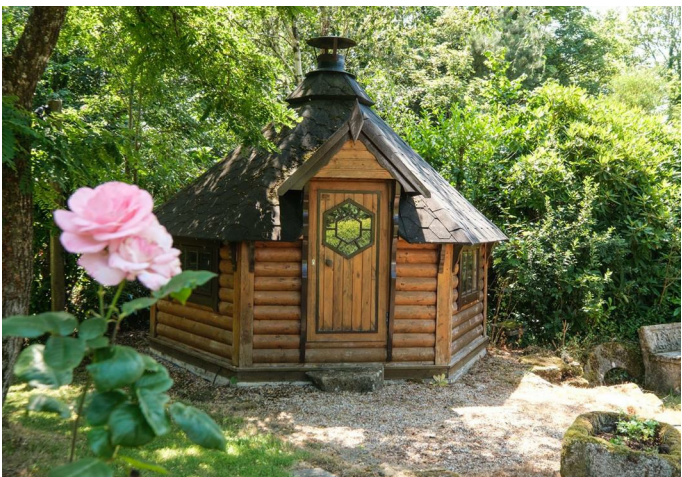
DESCRIPTION

St Mary Manor - About 2362 sq ft, thoughtfully laid out and providing spacious family accommodation with the ability to use the ground floor north wing as a self-contained guest suite/annexe. Briefly comprising - 17' dual aspect kitchen/breakfast room with French doors to the terrace, 20' sitting room with three French windows to the terrace and an open fireplace with wood burner, 13' conservatory, 26' grand dining hall with wide staircase off, cloakroom / utility. Plus ground floor annexe / bedroom with kitchenette and ensuite, presenting opportunities for use as a guest suite or perhaps to provide study/work from home space. At first floor level there are four generously proportioned bedrooms (1 ensuite) together with a family bathroom.

The Pool House - About 447 sq ft, currently very successfully used as a holiday let set within a beautiful walled garden with heated swimming pool, providing a sheltered and private environment for guests. This annexe has full residential use and our clients will consider selling furnished and equipped for ongoing use as a quality holiday let subject to negotiation. The accommodation briefly comprises - 14' sitting/dining room, well equipped kitchen, 12' double bedroom with ensuite bath/shower off.

Peggys - About 260 sq ft, currently used as storage this building again has full residential annexe use although it is in need of refurbishment/replacement.







OUTSIDE

The private entrance drive offers ample parking. The gardens are a particular feature of the property, extending to about 1.25 acres and having a sunny south aspect with fine views over unspoilt farmland.

Immediately adjacent to the house there is an extensive paved terrace, perfect for al fresco dining and leading onto the broad sweeping lawns, interspersed with established and colourful tree, shrub and flower beds including some specimen varieties.

Within the garden there is a superb purpose built Barbecue hut providing fabulous entertaining space even during inclement weather.

There is a very useful tractor shed/wood store. The swimming pool is set within a beautiful and private walled garden with cobbled stone surround. The pool has a maximum depth of about 2 metres and is served by an air source heat pump. A fenced off footpath passes along the very bottom of the boundary.

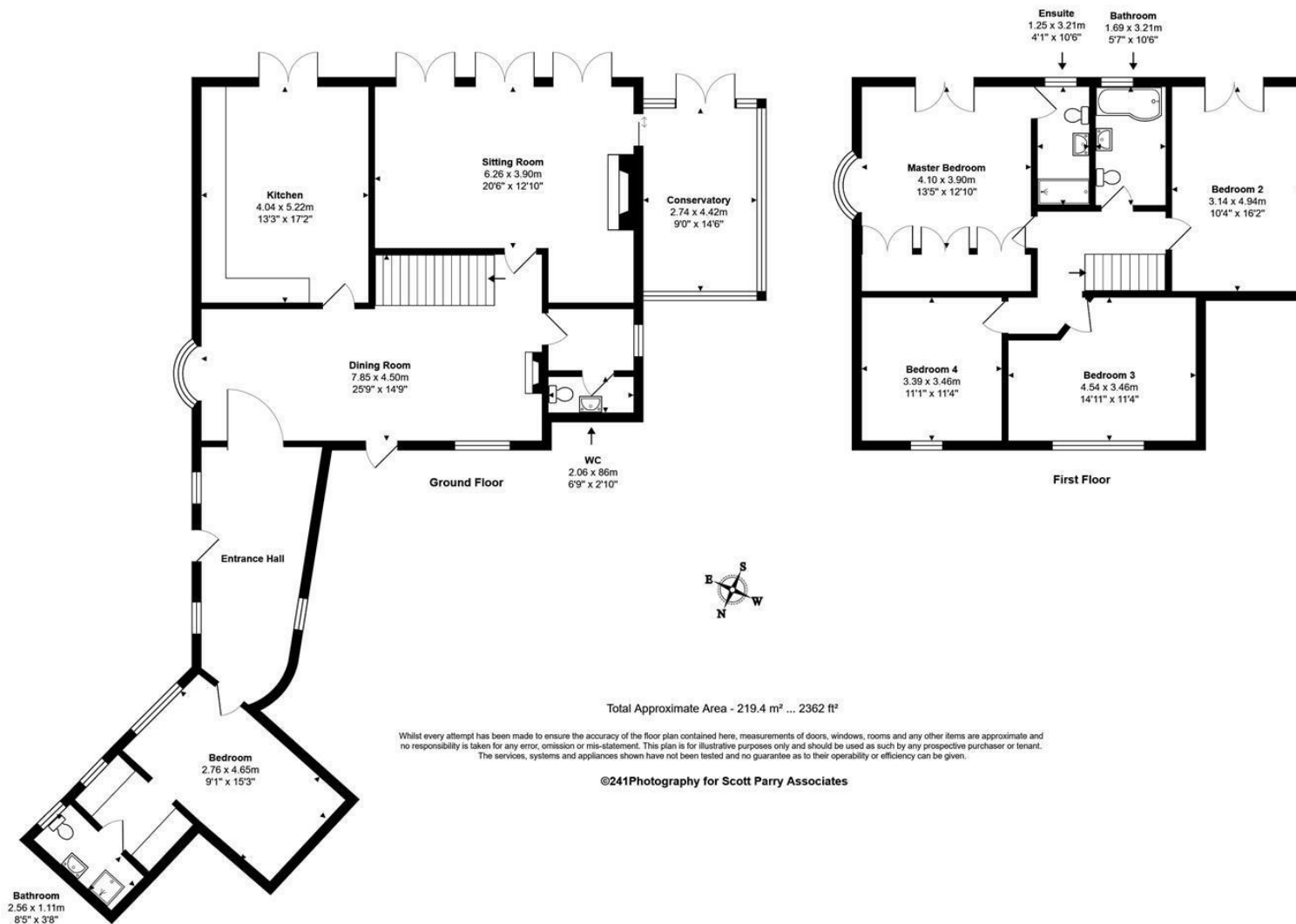
EPC RATING - MANOR - TBC, POOL - TBC
COUNCIL TAX BAND - F

SERVICES - Mains water, electricity and private drainage.

DIRECTIONS

Using Sat Nav - Postcode PL14 4QF - Viewers are advised to proceed to Pelynt and then use sat nav for the final part of the journey via the Pelynt Kennels.





These particulars should not be relied upon.