



Landaviddy Manor, Landaviddy Lane, Polperro, Looe, Cornwall, PL13 2RT

Guide Price £1,000,000





Nestled within approximately 1.07 acres of beautifully established gardens on the edge of the picturesque fishing village of Polperro, Landaviddy Manor is an exceptional 18th Century country residence enjoying glorious views across surrounding National Trust countryside towards the Cornish coastline. Together with a separate three-bedroom cottage, swimming pool, hot tub and an array of superb entertaining spaces, this remarkable home presents a rare opportunity to acquire a substantial lifestyle property in one of South East Cornwall's most desirable coastal settings.

A Georgian Manor House built in 1700's of Cornish Stone. Landaviddy (original name Landivedda). The Manor was once part of the Estate of Manor Rafael/Rathwell which owned most of Lansallos including mines, farms and surrounding Lands. The Rafael Estate and Lands including the Landaviddy land was owned by Robert, Count of Mortain, 1st Earl of Cornwall was a Norman nobleman and the half-brother of King William the Conqueror. He was one of the very few proven companions of William the Conqueror at the Battle of Hastings in 1066, and as recorded in the Domesday Book of 1086 was one of the greatest landholders in his half-brother's new Kingdom of England.

The Cornwall Record office reported in Lake's Parochial History of Cornwall it states the Estate was split up in 1811 when the entire estate came up for sale and leases were sold for the first time in 700 years. Landaviddy was purchased by Thomas Robins of Liskeard. Landaviddy Manor along with many mineral mines in the area and land was then passed to the Hosken and Bolitho families through his 2 daughters. In the 1970's the property ultimately became a very successful Bed and Breakfast with the Rowe family until it was purchased in 2001 and became a family holiday home and successful holiday let for large groups and hosted weddings etc. This is the first time it has been on the market for 25 years.

Landaviddy does not come without its local gossip. It is said that a magistrate that lived in the property in the 1800's was involved with the smuggling trade which was prolific in Polperro. Rumours say there was a tunnel from the cellar at Landaviddy down to the village.

There is also a famous well that runs off the grounds mentioned in J Couch's book on History of Polperro 1871. The well has been called many names but notably 'Saint's Well' a perennial spring associated now with the patronage of no particular saint but having the fame of special virtues. It's reputation has long survived the entire destruction the edifice surrounding it; for it is still resorted to by those afflicted with bad eyes and other ailments, and, if "ceremonies due are done aright" with great benefit. It must be visited on three mornings following before sunrise'.

Approached through its mature grounds, the Manor immediately impresses with its elegant proportions and wealth of period character. A welcoming entrance porch opens into the reception hall, setting the tone for the generous accommodation beyond. At the heart of the home is an impressive formal dining room, a wonderful space for entertaining family and friends, with direct access to both the principal lounge and the kitchen/breakfast room, creating an excellent flow for everyday living and larger gatherings alike.

The spacious lounge provides a warm and inviting retreat, centred around a feature fireplace, whilst the well-appointed kitchen/breakfast room offers ample space for informal dining and enjoys a practical connection to the utility room. Beyond the dining room, a dedicated games room provides further versatile reception space, while the adjoining private bar offers the perfect setting to relax with guests after dinner. Completing the ground floor is a generously proportioned double bedroom with its own en suite, together with a convenient cloakroom.

The first floor continues to impress with seven further bedrooms, thoughtfully arranged to provide both privacy and flexibility. The principal bedroom enjoys the luxury of a dressing room and en suite facilities, whilst a further guest suite also benefits from an en suite shower room. The remaining bedrooms are served by a combination of Jack and Jill bathrooms, additional shower rooms and family bathroom facilities, making the layout ideally suited to large families, visiting guests or those wishing to continue the property's successful use as luxury holiday accommodation.

Complementing the principal residence is a detached three bedroom cottage, offering independent accommodation ideal for extended family, guest overflow or an income-generating holiday let. The cottage comprises a spacious open plan lounge and dining room, fitted kitchen, three bedrooms and a family bathroom, providing comfortable and self-contained living within the grounds.

Outside, the beautifully landscaped gardens and grounds extend to approximately 1.07 acres, creating a wonderfully private setting with mature lawns, established planting and numerous seating areas from which to enjoy the peaceful surroundings and far-reaching countryside views towards the sea. A swimming pool and secluded hot tub further enhance the lifestyle on offer, providing the perfect place to unwind after a day exploring the coastline.

Despite its tranquil setting, Landaviddy Manor lies just a short walk from the heart of Polperro, one of Cornwall's most iconic fishing villages, renowned for its picturesque harbour, independent cafés, traditional pubs and sheltered tidal beach. The South West Coast Path and an extensive network of nearby bridleways are moments away, offering endless opportunities to explore this spectacular stretch of coastline and surrounding countryside.

Landaviddy Manor is an exceptional country home that effortlessly combines period character, versatile accommodation and outstanding leisure facilities with an enviable coastal setting, making it equally suited as a magnificent family residence, an exclusive holiday retreat or an established hospitality business.



