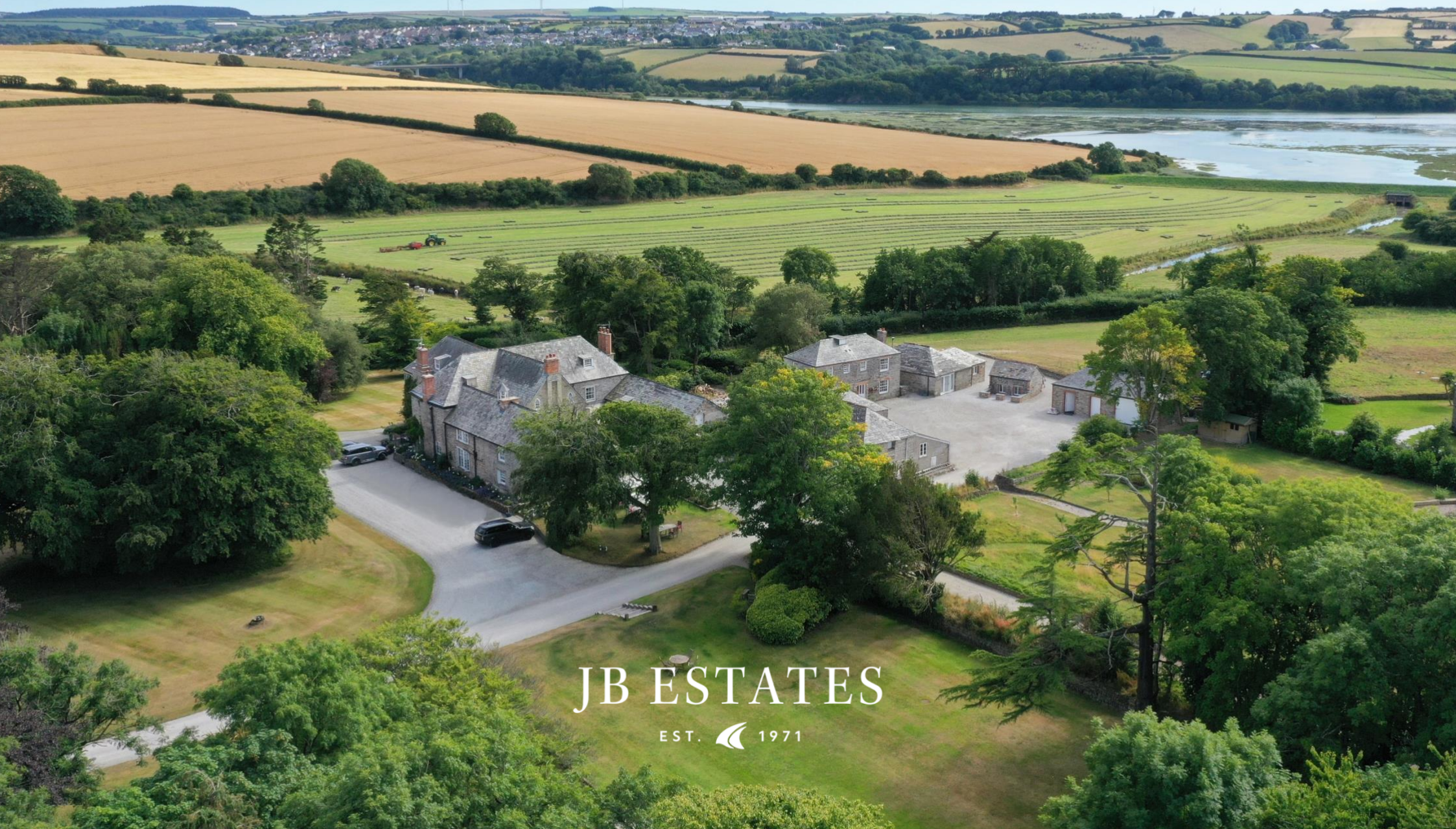


TREWORNAN MANOR

TREWORNAN BRIDGE



JB ESTATES

EST.  1971





TREWORNAN MANOR

Trewornan Bridge, PL27 6EX

An incredible opportunity to secure this impressive 8-bedroom Grade II* listed Manor house with an attached 2-bedroom annexe, two converted cottages and collection of outbuildings all set in 23 acres of managed grounds with woodland walks and c.400m of river frontage bordering the River Amble.

Set in a private and magical setting close to the Camel Estuary, this period property is believed to date back to the 12th Century and is approached via a long private driveway, through a distinctive gated and pillared entrance. The estate has been extensively refurbished and modernised throughout and is currently run as an incredibly successful boutique Bed & Breakfast and wedding venue. The house has been carefully renovated and developed to ensure that it could offer a variety of options to the next custodian, whether that be as a wonderful principal or second home with multi-generational living accommodation, an investment with strong letting income potential, or run as an ongoing business.

Manor House - In all approx. 7,944 sq. ft (738 sq. m.)

5 principle en-suite bedrooms | Further 3 attic bedrooms | attached 2-bedroom guest annexe

Cottage 1: Coach House - In all approx. 1071 sq. ft (99.5 sq. m.)

Sitting room, kitchen, downstairs w/c | 2 en-suite bedrooms

Cottage 2: Boat Store - In all approx. 710 sq. ft (66 sq. m.)

Sitting room, kitchen, bedroom, bathroom

Stone Water Mill – In all approx. 2,926 sq. ft (271.8 sq. m.)

Undeveloped 2-storey property, currently used as storage

Stone Piggery - In all approx. 112 sq. ft (10.4 sq. m.)

Currently used as a utility room with the Boat Store

Detached stone-faced double garage/workshops with adjoining gym

In all approx. 521 sq. ft (48.4 sq. m.)

Approximate distances: Rock 4 miles, Polzeath 5 miles, Wadebridge 2 miles,
Bodmin Parkway 12 miles, Newquay Airport 14 miles, Truro 27 miles

Viewings strictly by appointment only with JB Estates

FREEHOLD – Guide Price £3.95m



Drawing Room

MANOR HOUSE

Laid out over three floors and linked by principal and secondary staircases, this 8-bedroom Grade II* listed Manor House has been extensively upgraded (please see separate list of works). The accommodation briefly comprises:

GROUND FLOOR: Entrance Hallway leading through to Ante Hall | Drawing Room | Dining room | Living Room | Snug | Study | Kitchen/ Breakfast room | Back Kitchen | Utility room | Cloak room | Pump room | Laundry Room

FIRST FLOOR: Principal bedroom suite with dressing room and ensuite | Four further en-suite double bedrooms.

SECOND FLOOR: Comprising a principal bedroom suite with dressing room and en-suite bathroom | Two further double attic bedrooms | Family bathroom

ATTACHED ANNEXE: A guest annexe is attached to the main house, with 2 double bedrooms. One ground floor en-suite bedroom is accessed via the courtyard and a first-floor ensuite bedroom with dressing area and small lounge above, is accessed via an external set of stone steps.

SERVICES - Private water supply, private drainage, mains electricity, oil fired central heating.

Kitchen/Breakfast Room



Entrance Hall & Study



Dining Room



Snug



Living Room



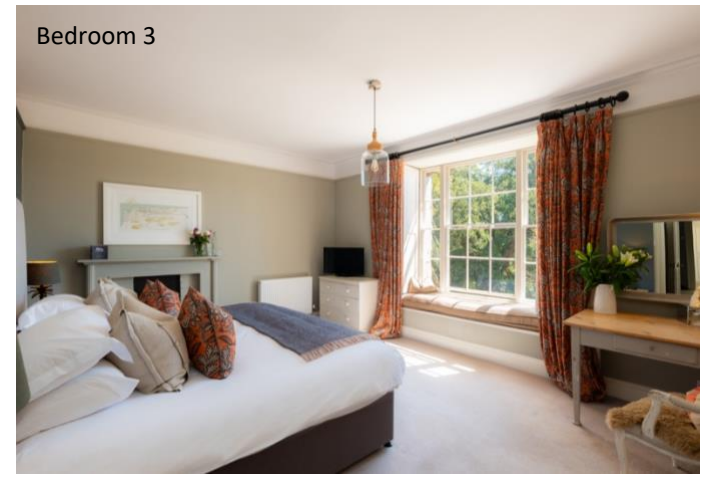
Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Ante Hall



Bedroom 5



Annexe Ground Floor



Annexe First Floor



Annexe First Floor

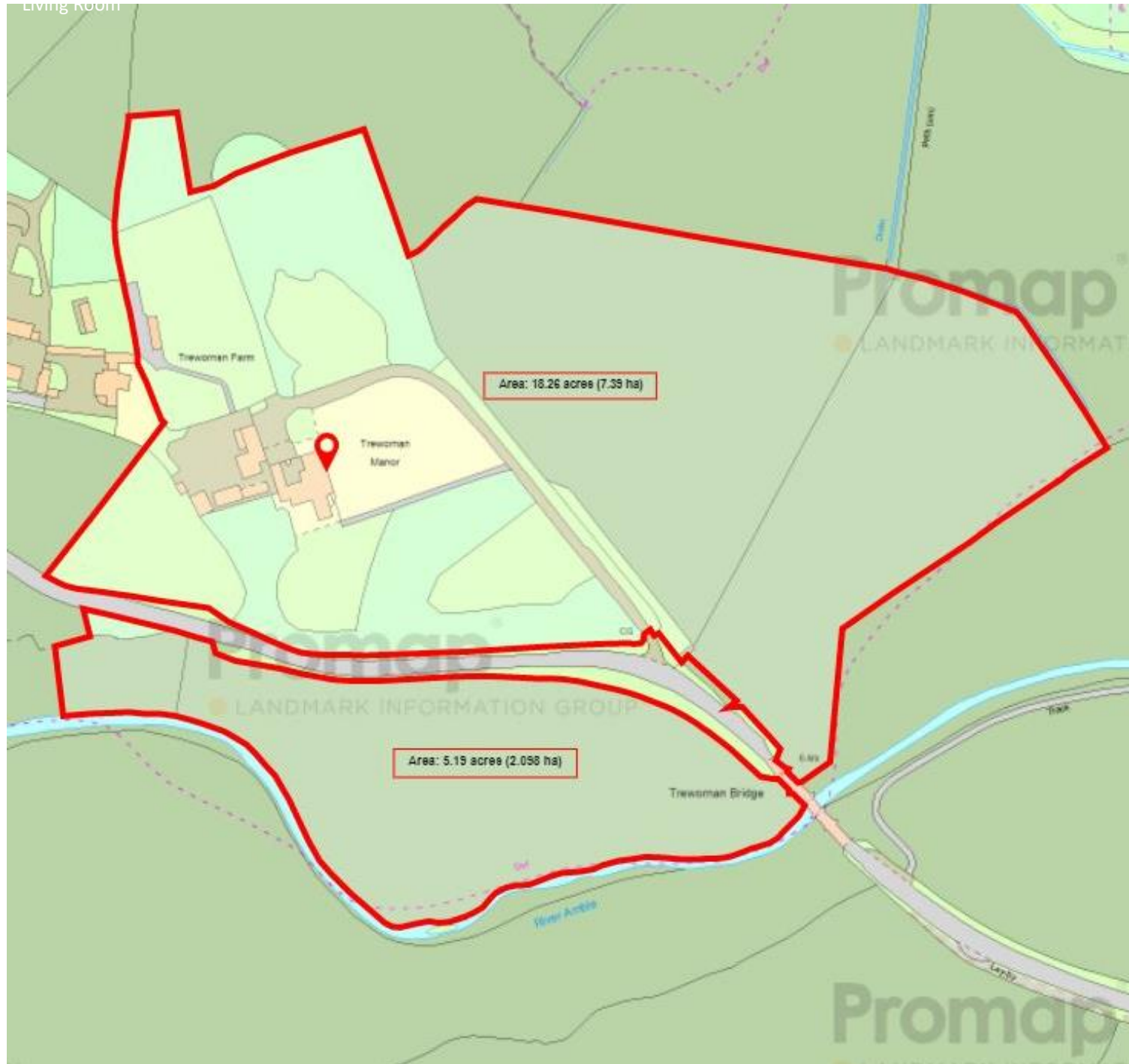




OUTSIDE

This very special property is approached by a sweeping circular driveway culminating in gravelled parking for multiple vehicles. The Manor House is laid out around a walled courtyard, with formal gardens and historic water meadows that run along the west bank of the River Amble beyond. The immediate grounds have been beautifully maintained with mature borders, shrubs and trees. There is a large greenhouse with cold frames, a small vegetable garden, fruit trees and a newly planted wildflower meadow. The estate itself is split by the Wadebridge to Rock Road with a lower field situated on the opposite side of the road, accessed under Trewornan bridge. The land, which extends to approx. 23.4 acres, is of fantastic quality, with the river attracting a rich variety of wildlife. The current owners use the extensive lawned gardens for events and weddings and there are circular walks that cut through the wilder and more naturalised sections of the grounds for guests to enjoy.





WORKS COMPLETED

Over the last 10 years, the current owners have undertaken extensive refurbishment of the Manor House, the outbuildings and the grounds, apart from the Water Mill, which is yet to be converted. More detail can be provided, but a summary of the works that have been carried out includes:

- Extensive re-roofing of the Manor House, Annexe, Coach House and Boat Store
- Re-building of all chimneys
- New electrics throughout with all power cables to the property now buried underground to preserve the views
- New borehole and treatment plant for private water supply
- Installation of new oil boilers and a new electric boiler
- Installation / modernisation of 13 bathrooms
- Installation of a bio-digester (Klargester)
- Complete renovation of the Coach House and Boat Store including underpinning and underfloor heating in the Boat Store
- Renovated the majority of sash windows and new double-glazed hardwood windows (where allowed) in the outbuildings.
- Newly built triple garage with gym
- Installation of CAT 5 cable throughout all buildings providing Superfast broadband throughout the estate
- Installation of 6 new log burners
- Detailed planning permission for a new oak framed garage/garden store PA20/11075
- Outline drawings submitted for a pre-app on the conversion of The Water Mill with documents to assist any application.

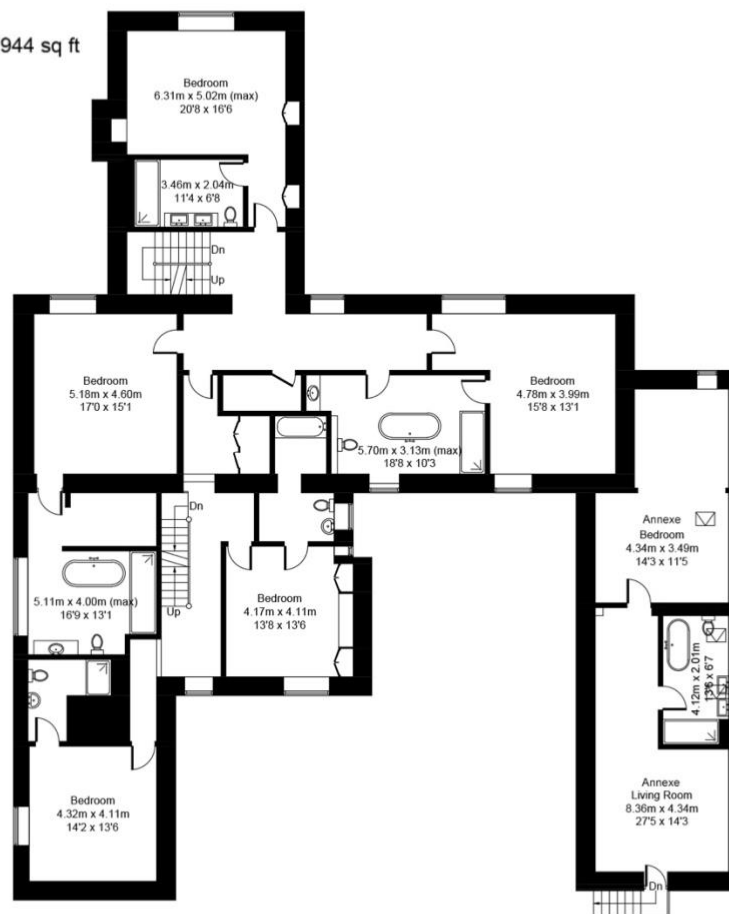


Trewornan Manor

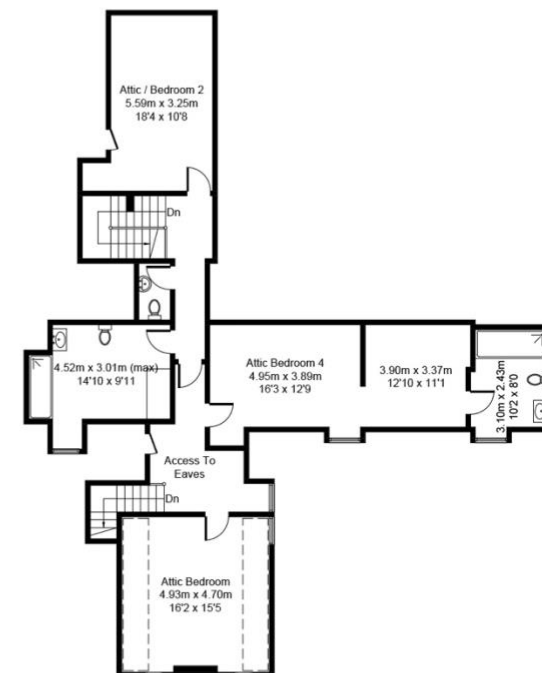
Approximate Gross Internal Area = 738 sq m / 7944 sq ft



Ground Floor



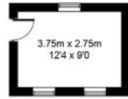
First Floor



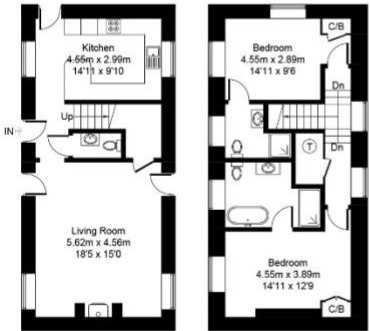
Second Floor

Trewornan Manor

The Coach House = 99.5 sq m / 1071 sq ft
 The Piggery = 10.4 sq m / 112 sq ft
 Boat Store = 66.0 sq m / 710 sq ft
 The Water Mill = 271.8 sq m / 2926 sq ft
 Garage = 48.4 sq m / 521 sq ft
 Total = 496.1 sq m / 5340 sq ft



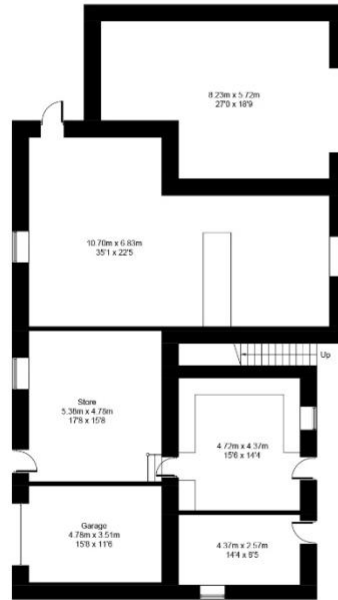
The Piggery
 (Not Shown In Actual Location / Orientation)



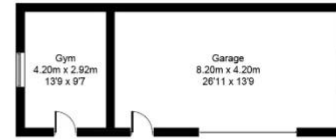
The Coach House
 Ground Floor
 (Not Shown In Actual Location / Orientation)



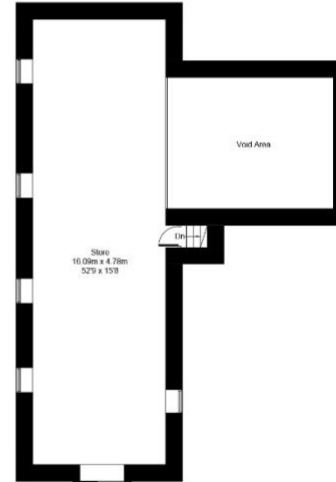
Boat Store
 (Not Shown In Actual Location / Orientation)



The Water Mill - Ground Floor
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



The Water Mill - First Floor
 (Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID885078)

Coach House Cottage

A beautifully restored two-storey detached stone cottage with an adjoining log store, offering strong letting potential.

GROUND FLOOR: Dual aspect Living room with wood burner | W/C | Kitchen

FIRST FLOOR: Two bedrooms both with en-suite bathrooms

Boat Store Cottage

This newly converted single storey detached stone cottage with strong letting potential. The layout includes Kitchen | Living room with log burner and French doors to private patio | Double bedroom | Bathroom

Additional Outbuildings

Former piggery currently used as a utility room for the Boat Store.

New build stone clad garage with gym and ground works in place for any future conversion (subject to the necessary planning permission).

Water Mill - Large two storey stone building in need of full restoration and providing immense potential to create further accommodation, subject to the necessary planning permission.

Picturesque oak garden gazebo.

Lapsed planning permission for a new oak framed garage.

The Coach House



Boat Store Cottage



The Water Mill



Garage/Gym with Piggery in background



The Camel Estuary



Rock



Polzeath



Daymer Bay

JB ESTATES
EST. 1971

Pavilion Building, Rock, Cornwall PL27 6JU
01208 862601
sales@johnbrayestates.co.uk
www.johnbrayestates.co.uk

IMPORTANT NOTICE John Bray Estates have prepared these details as a brief description of the property as they know it. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It cannot be assumed that the property has all necessary planning, building regulation, other consents or clear title and John Bray Estates will not have tested any services, equipment or facilities. No responsibility is taken for any travelling expenses incurred should the property prove to be inaccurately described or withdrawn. A buyer is advised to obtain verification on all matters from their solicitor.