



Hornacott Manor

Boyton, Launceston



An historic Georgian residence discretely positioned in the rolling countryside north of Launceston, this distinguished south-facing home offers exceptional space, privacy and energy-efficiency. Approached via a long private drive and set within around 12 acres of enchanting woodland, paddocks and gardens, Hornacott Manor combines architectural heritage with modern self-sufficiency, including an impressive solar and battery installation, a superb attached two-bedroom cottage and a highly specified insulated workshop.





Hornacott Manor, Boyton, near Launceston, Cornwall, PL15 9RL

The location

Hornacott Manor occupies a peaceful position within the north Cornish countryside, surrounded by farmland, woodland and rolling scenery, yet within easy reach of Launceston, the north Cornish coast and the wider road network. The setting has a notably private, rural quality, with the house approached over a long drive and standing within its own land, creating a strong sense of seclusion without isolation.

Launceston provides a wide range of everyday amenities, with independent shops, supermarkets, leisure facilities and schooling, including St Joseph's School. Tavistock, to the east, offers further shopping, restaurants and Mount Kelly School, while Holsworthy, to the north, provides additional everyday services including a Waitrose supermarket. The A30 provides excellent onward access towards Exeter, Plymouth and the rest of Cornwall.

The north Cornish coast is within easy reach, including Widemouth Bay, Crackington Haven and Bude, offering beaches, surfing, coastal walks and a broad choice of restaurants and cafes. Dartmoor National Park is also readily accessible, adding further scope for walking, riding and outdoor pursuits. Locally and further afield there are well-regarded restaurants and pubs in Tavistock, Lydford and Bude, adding to the appeal for both full-time living and guests.



The property

- Hornacott Manor is a fine example of a Georgian residence that has been significantly enhanced and sympathetically maintained.
- Hornacott Manor was once home to Goldsworthy Gurney, a prominent inventor during the 1830s known for his innovations in steam power and lighting, developing the Gurney Stove, widely used in large buildings. He also created one of the earliest steam carriages.
- Retained period detailing includes elegant marble fireplaces in the principal rooms, cast iron radiators, original oak floorboards, decorative plasterwork and original shutters, complemented by Gothic windows within the older section of the manor, further enhancing the property's character.
- Bespoke kitchen with Chalon units and island, slate tops and an oak-topped island. Four-door Redfyr range oven featuring two hotplates and electric hob, Miele dishwasher and double Belfast sink.
- Light and spacious dining room with a Heta woodburner.
- Rear lobby leading to the boot room, utility room, pantry and WC.
- Drying room housing the boiler and the extremely efficient Solar iBoost hot water system.
- Charming sitting room, snug and remarkable drawing room, perfect for entertaining.
- Stunning curved staircase with a halfway landing providing access to a study, part prepared for conversion into a family bathroom.
- Full landing flooded with natural light providing access to five bedrooms within the main house.
- Spacious principal bedroom with generous fitted storage, en suite bathroom and access to a small private first floor terrace.
- Four further bedrooms in the main house, three with en suite shower rooms.
- Attached to the north-east corner of the house is a self-contained two-bedroom cottage/annexe of around 1,004 sq ft. It provides two bedrooms and two bathrooms, and offers excellent flexibility for extended family, visiting guests, staff accommodation or as a potential income-producing holiday or long-term rental, subject to any necessary consents.
- The cottage is sufficiently independent to function as a private annexe, while remaining conveniently connected to the main house, making it a particularly useful and valuable element of the overall accommodation.

The gardens and grounds

- Surrounding informal gardens with areas of lawn, mature planting and sheltered seating areas.
- Substantial two-room workshop with two adjoining garages and two carports. The workshop is a particularly impressive building, fully insulated and finished with a polished concrete floor, double glazed windows, extensive electrical wiring and all services connected. It offers exceptional versatility and could suit a wide range of uses, including classic car or machinery storage, studio space, a home business, gym, hobbies, storage or further ancillary use, subject to any necessary consents.
- Attractive large walled garden with a productive kitchen garden, high quality greenhouse with attached potting area and polytunnel.
- The greenhouse is a notably high-end unit, providing a superb facility for keen gardeners and productive growing, with the adjoining potting area adding practical working space.
- Series of paddocks divided by stock fencing.
- Two ponds and areas of woodland.
- Around 12 acres in total.

Tenure, services and material information

Freehold. Private water and drainage. Mains electricity. Solar panels with battery storage. Oil-fired central heating. The drive is privately owned by Hornacott Manor with contributions made by the three other properties who enjoy its use.

Council tax: band G

Broadband: Fibre to Cabinet (source: <https://www.openreach.com/fibre-checker>)

Energy Efficiency

The property has an EPC rating of B which, for a period house of this nature, is outstanding. This is due in part to its unusual and effective construction, including a timber-frame inner wall that provides excellent insulation.

The current owners are environmentally aware and have made a substantial investment in energy efficiency. The solar installation comprises an impressive array of 65 panels with 42kW of battery storage, linked to an electric car charging station and supplementary hot water heating via the Solar iBoost system. In today's environment of high energy costs, this is a particularly valuable feature, helping to reduce running costs and improve the resilience and efficiency of the property.

What3Words

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Distances

Launceston golf course - 6.3; Launceston - 7; Holsworthy - 8.5; Widemouth Bay - 9; Crackington Haven - 11; Roadford Lake & Activity Centre - 11.5; Bude - 14; Tavistock - 19; Bodmin Parkway Station - 31; Plymouth - 31; Cornwall (Newquay) Airport - 40; Exeter - 47; Truro - 53
(All distances are approximate and in miles)

Directions

From Launceston, take the B3254 north. Continue until reaching the turning into the gravel driveway for Hornacott Manor. Continue down the drive for approximately 0.7 miles until reaching the house.





Hornacott Manor, Boyton, Launceston, PL15 9RL

Main House = 4959 sq ft / 460.7 sq m

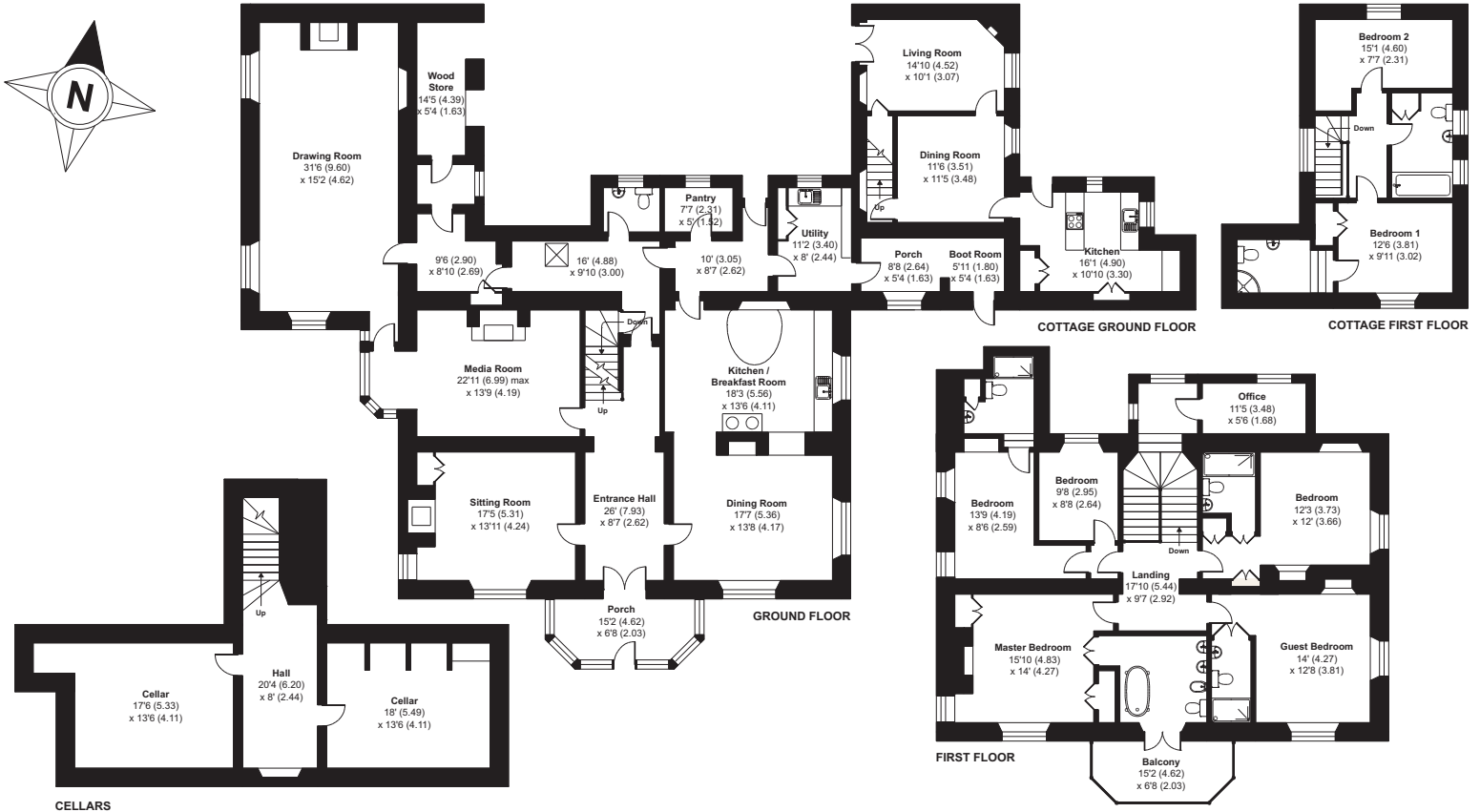
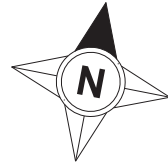
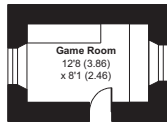
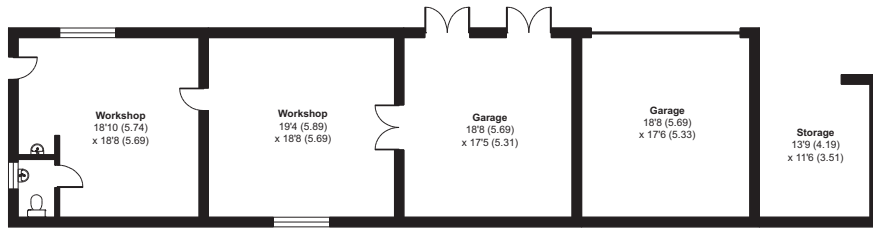
Cottage = 1004 sq ft / 93.2 sq m

Outbuilding = 993 sq ft / 92.2 sq m

Garage = 672 sq ft / 62.4 sq m

Total = 7628 sq ft / 707.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Shore Partnership Limited. REF: 1364065

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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