

STAGS

Pengelly Manor

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Linkinhorne, Callington, Cornwall, PL17 8QP

Launceston 9.7 miles – Callington 5.2 miles – Liskeard 9 miles

A most impressive manor house, offering a wealth of charm and character throughout and occupying a private position with just over 3 acres.

- Detached Family Home
- Four Reception Rooms
- Approximately 3.05 acres in all
- Private drive & parking
- Freehold
- Five Bedrooms
- No Onward Chain
- Delightful gardens
- Garage
- Business Rates

Guide Price £925,000

SITUATION

The property is located in the rural yet accessible hamlet of Linkinhorne, conveniently located just over 5 miles from Callington and approximately 9 miles from Launceston, the historic capital of Cornwall. Both towns have a range of amenities including schooling, supermarkets, veterinary and doctors' surgeries and Launceston also provides easy access onto the A30. The larger town of Tavistock, on the edge of the Dartmoor National Park, is some 14 miles to the east and offers similar facilities with the addition of its Pannier Market and the renowned Mount Kelly public school.

DESCRIPTION

An imposing Grade II listed, detached country residence with a wealth of charm and character throughout. The property is understood to date back to the early 18th century with a later extension added in the late 18th/early 19th century and is understood to be of stone rubble construction with a mixture of granite single pain windows and more modern double-glazed windows. The property occupies a private position at the end of its own sweeping, tree lined drive, and enjoying generous grounds, paddock and vineyard which total over 3 acres.







ACCOMMODATION

The front entrance porch leads into an impressive hall with flagstone flooring and stairs rising to the first floor.
The drawing room is a fabulous reception room with an aspect to the front and benefiting from an impressive fireplace housing a woodburning stove, flagstone flooring and a door leading through to the dining hall, which is currently used as a snooker room. The dining hall provides a stunning and substantial space with a further wood burning stove, perfect for those looking to entertain and host guests.
The sitting room provides an additional cosy reception room with an aspect to both the front and glazed doors leading out to the garden. The sitting room also hosts an open feature fireplace which is not currently in use.

Steps lead down to the dining/breakfast room which is located just off of the kitchen and enjoys the original granite feed troughs which are mentioned within the property listing.
The kitchen has been extended over the years and offers a range of cupboards, an island providing additional worktop and cupboard space, Belfast sink, electric AGA and space for a dishwasher and fridge freezer. The kitchen also enjoys double doors which open out onto a patio overlooking the garden. Located off the kitchen, there is a WC and a utility room the space appliances, additional cupboards and a door to the rear.
The ground floor is completed by a useful study which is accessed via steps up from the dining hall, and is currently being used as a store room.

The first floor comprises a landing with an airing cupboard, 5 double bedrooms and a family bathroom. The principle bedroom is a superb double bedroom with a vaulted ceiling and an en suite shower room.

OUTSIDE

The property is approached by its own sweeping tree lined drive, which arrives to the front of the property and garage.
The beautiful and extensive gardens are predominately laid to lawn with an array of mature trees, shrubs and hedges, three wildlife ponds, delightful stone outbuilding which has been adapted to offer an excellent setting for al fresco dining with full opening sides to enjoy the countryside views the property has to offer. To the rear of the property is a block paved courtyard with a covered and unused well.
The land is located on your left as you come down the drive and provides a timber outbuilding with stabling, storage and workshop space. The land is divided into a couple of paddocks and a vineyard with a further gated access at the top of the drive should additional access be required.
In all the property extends to approximately 3.05 acres.

SERVICES & AGENTS NOTE

Mains electricity, private water via neighbouring farm supply, private drainage via a septic tank, oil fired central heating and wood burning stove. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data limited (Ofcom). Please note the agents has not inspected or tested these services.
Agents Note: The private lane is owned by the property, with a right of access for the neighbours, for further information please contact Stags Launceston.

VEIWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///reporters.chum.manages







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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