

TREHARROCK MANOR

PORT ISAAC

JB ESTATES

EST. 1971



Treharrock Manor

Port Isaac, PL29 3TA

A fine example of a detached Grade II listed Georgian manor house set in 13.5 acres, located close to Rock, Polzeath and Port Isaac and just moments from the ever-popular North Cornish coast.

- A very stylish, newly renovated manor house with an original ½ acre walled garden
- Extensive gardens with all-weather tennis court, pond, woodland and meadows. In all about 13.5 acres (5.5 hectares)
- Elegant and spacious reception rooms for entertaining
- 11 bedrooms & 4 further attic bedrooms.
- Separate 4-bedroom Coach House and extensive ancillary storage rooms
- Long private driveway providing immense privacy
- Situated within easy access of the vibrant north Cornish Coast and villages of Port Isaac and St Kew

Port Isaac 2 miles • St Kew 2 miles • Rock 6 miles •
Polzeath 5 miles • Wadebridge 6 miles, Bodmin
Parkway 13 miles • Newquay Airport 18 miles

Viewings strictly by appointment

Guide Price £3.75m

FREEHOLD





THE PROPERTY

Treharrock Manor provides a rare and exciting opportunity to secure a private, small estate occupying a highly sought after, peaceful, and picturesque setting, close to the villages of St Kew, Port Isaac, and St Endellion. A tranquil haven within easy access of everything that North Cornwall has to offer.

The property is approached via a long private drive (1/4 mile) which sweeps up through the mature woodland and grounds leaving the buzz of the North Cornish Coast behind as you arrive in this sheltered valley.

This beautifully proportioned, Grade II listed, Georgian house was built in 1815 and retains an abundance of period features. A much-loved holiday home, the property has been stylishly and sympathetically renovated by the current owners and now operates as a boutique holiday let. The house has a wealth of period features – many rooms have been carefully preserved – and is laid out on four floors and linked by principal and secondary staircases. (A full list of works completed can be provided).

There are two main reception rooms including a splendid formal panelled dining and an elegant drawing room, two secondary sitting rooms, a large kitchen/breakfast room, utility, snug and boot room. In the basement the original cellar is now used as a Cinema room with a snooker den. There is an impressive first floor landing leading to eleven bedrooms and six stylish bathrooms accessed via the principal staircase and two rear staircases. The second-floor attic rooms provide potential to create further accommodation if required.





THE COACH HOUSE

This four-bedroom detached Coach House, is set within the original ½ acre walled vegetable garden and currently serves as additional accommodation, accessed via the rear of the property. There is a private seating area and fire pit to the rear and large south facing deck area to the front that enjoys lovely views down over the garden with its lawn, potager and small orchard and to the woods beyond. The owners have secured listed building consent for the conversion of the old coach house into four-bedroom, four-bathroom residential accommodation together with a two-bedroom guest annex, a swimming pool and car port. PA19/09950

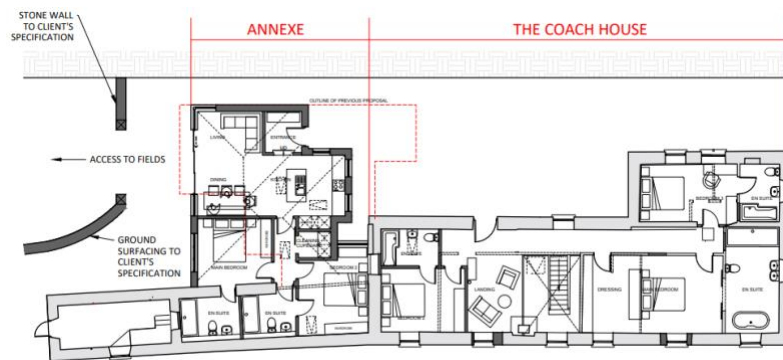
LOCATION

A short drive will find you in the heart of Port Isaac, an historic fishing harbour famed for its picturesque fisherman's cottages and narrow streets. The village itself has been the stage for various film and television series, the most notable being ITV's 'Doc Martin' and is also famous for being the home to the successful shanty singing group the 'Fisherman's Friends'. Port Isaac is also the home of Michelin Star chef, Nathan Outlaw.

Treharrock Manor is ideally situated to enjoy the Cornish lifestyle, the parish of St Kew is conveniently tucked away only 2 miles inland from the Cornish coast and boasts the popular two-hundred-year-old gastro pub, The St Kew Inn. Also within a few miles are the beautiful sandy beaches of Polzeath, Daymer Bay and Rock with their abundance of water sport activities, dramatic coastal walks and a vast array of bars and eateries. At Rock and Daymer Bay conditions are ideal for sports as diverse as sailing, water skiing, canoeing, and windsurfing, and the renowned St Enodoc Golf Club offers two excellent 18-hole courses. There are several good restaurants in the area including The Mariners Pub in Rock, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi make travelling to Padstow from Rock both enjoyable and easy. Wadebridge is just five miles away and is a popular vibrant and busy town. The town has much to offer including a wide range of quality independent shops.



THE COACH HOUSE



Total Approx. Floor Area 258.8 SQ.M (2743 SQ. FT)

Ground Floor
Approx. Floor Area
137 SQ.M (1474 SQ. FT)



Raised Ground/1st Floor
Approx. Floor Area
118.8 SQ.M (1268 SQ. FT)

GARDENS

Treharrock has a wonderfully protected micro-climate facing due south, overlooking its own private valley garden. The tree lined driveway provides a magical sense of arrival passing the old quarry and water gardens, through a tunnel of trees, opening out into the valley and only revealing the house right at the end. The house is surrounded by a formal garden to the front featuring yew cones and lavender and a croquet lawn to the side with palms, camelias and mature magnolias all sheltered by mature woodland. The woodland walk is spectacular when carpeted with bluebells in late spring. The old ½ acre walled garden to the front of the Coach House would create an excellent opportunity for a sheltered pool area. There is a recently refurbished (2017) all weather tennis court.

OUTBUILDINGS

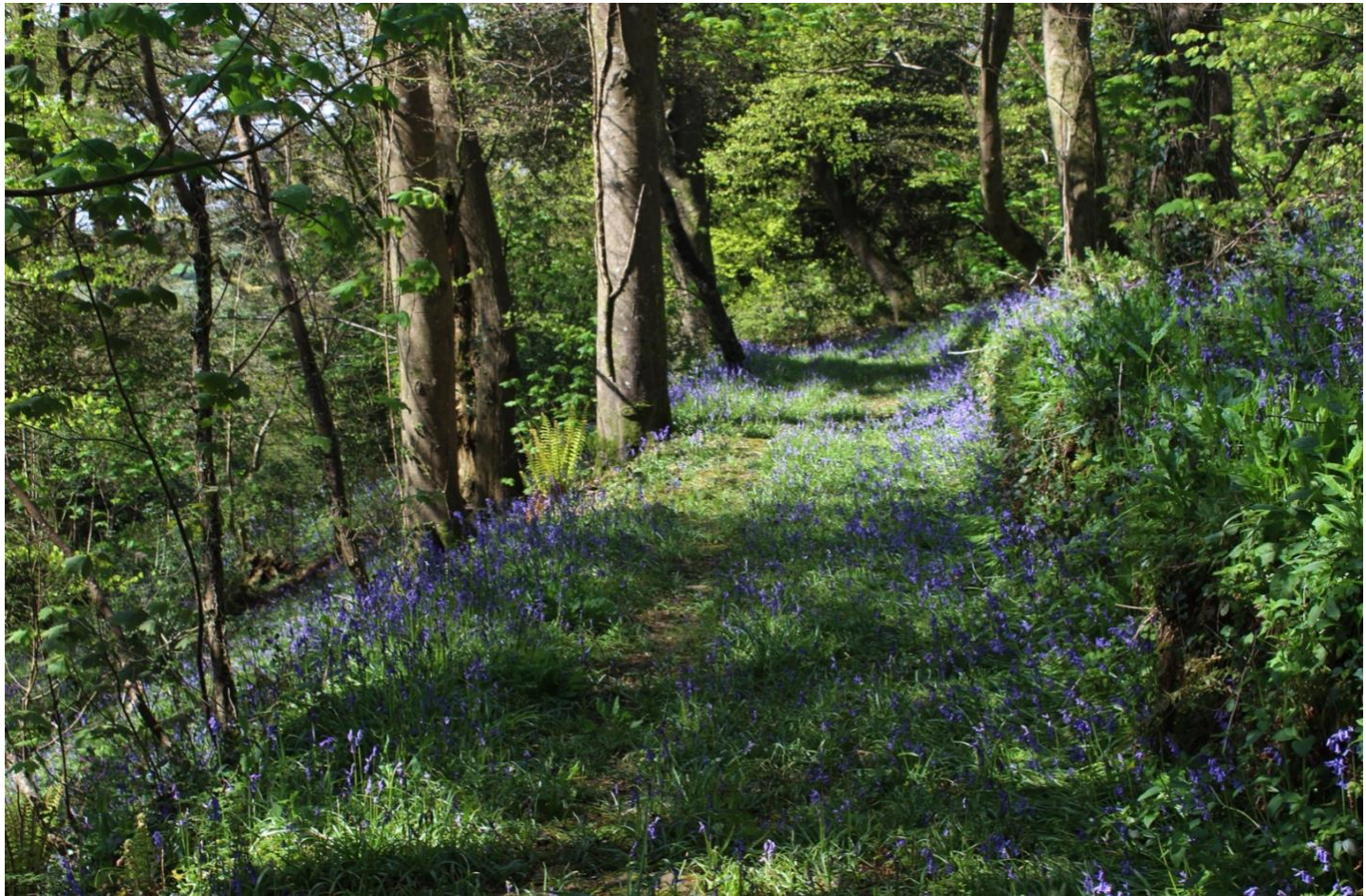
The numerous outbuildings to the rear of manor – formerly the bakery, laundry and stores – provide a multitude of future uses and are accessed via an archway into a cobbled courtyard that leads through gates to the croquet lawn. The former piggery to the rear of the courtyard also has potential to provide further accommodation subject to planning.

HISTORY & LISTING DETAILS

Listing ref SX 07 NW ST KEW 5/176 Built for Abraham Hambly Grade II. Early C19, dated 1812 on courtyard front and 1815 in cellar.

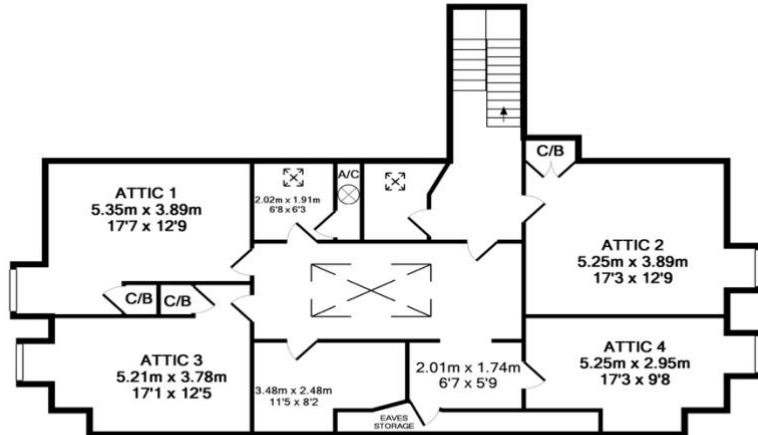
SERVICES Mains water supply, private drainage, mains electricity, oil fired central heating (main house).

FIXTURES & FITTINGS Contents are excluded from the sale but may be available by separate negotiation.

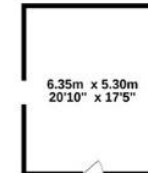
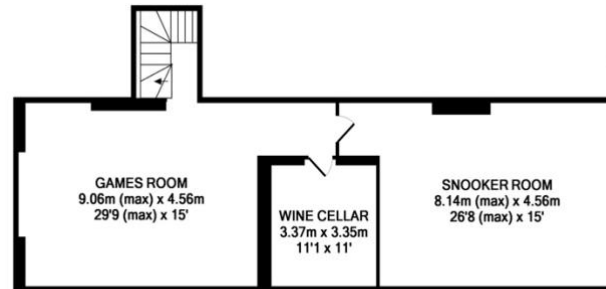


Larger format copy of these floor plans is available on request.

TREHARROCK MANOR HOUSE



2ND FLOOR
APPROX. FLOOR
AREA 113.350 M.
(1220 SQ. FT.)



OUTBUILDINGS

