

TREBREA MANOR

Trenale, Nr Tintagel – North Cornwall



JB ESTATES

EST.  1971

TREBREA MANOR

Trenale, North Cornwall, PL34 0HR

A superb Grade II* Listed country house, with 14th and 18th Century origins, that has been restored to exacting standards. The property is set in approx. 4 acres of mature grounds including a separate paddock opposite. An unconverted annexe and separate studio are also set within the grounds, offering development potential. Trebrea Manor offers a wealth of period features and all three properties command glorious sea views across open countryside towards St Materiana's Church.

- Approached via a grand gated entrance with a circular, driveway.
- Exceptional entertaining spaces with two ground floor reception rooms and a first-floor drawing room all with open fireplaces.
- Large kitchen / dining room with sea views and access to the garden.
- Four exquisitely appointed bedrooms each with en-suite bathrooms.
- Delightful and mature landscaped gardens surround the property with an orchard, woodland, and enclosed paddock opposite.
- Two cottages via separate access are included in the sale: a two-bedroom annexe and a two-bedroom studio, each with parking and garden.
- The property is currently a very successful holiday let but could equally provide a large family home with versatile accommodation.
- In all approx. 6,104 sq. ft (567 sq.m.)

Boscastle 3.3 miles, Padstow 20.8 miles, Exeter St David's Station 60 miles (London Paddington 2h), Bodmin Parkway Station 19.7 miles Newquay Airport 27.6 miles (London Gatwick 1h20), Truro 38 miles

Viewings by appointment only

Offers Over £2.5m

FREEHOLD





TREBREA LODGE:

Grand and distinguished, this well-appointed and architecturally important Grade II* listed Georgian country house is arranged over three floors. The elegant interiors blend seamlessly with original period details including original slate floors, high ceilings with intricate cornicing, large sash windows with wooden shutters and original fireplaces. With far-reaching sea views from all the principal rooms, Trebrea Manor offers incredible facilities including three reception rooms all with sea views. A contemporary open plan kitchen/ breakfast room leads out to the landscaped garden. A detached annexe and studio both require restoration and offer flexible accommodation with opportunities for income potential or ancillary accommodation.

THE ACCOMMODATION:

Ground Floor: Reception Hall with fireplace | W.C. | Formal dining room | Open plan Kitchen/Breakfast Room with sea views and doors to the garden | Family/TV room across the hall with sea views, pool table and garden access.

First Floor: Galleried landing | Drawing room with sea views and open fire leading to | Principal bedroom with en suite and sea views | Utility cupboard | Double bedroom with en suite.

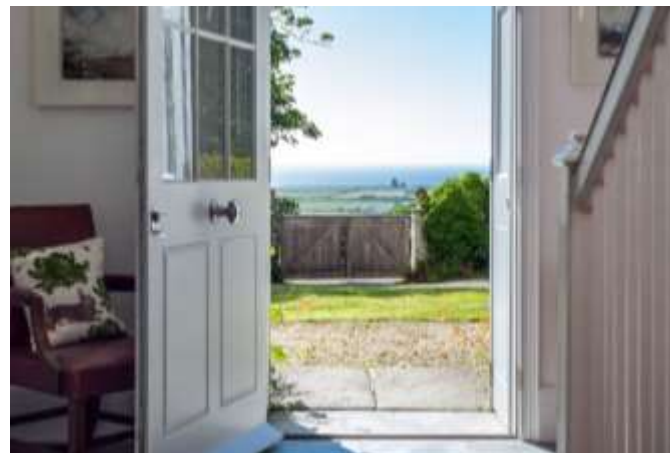
Second Floor: Guest en suite with sea views and open plan bath and shower room | Twin bedroom with en-suite shower room and garden views.

Detached Studio: Reception hall | Sitting Room | Kitchen | Two bedrooms, one with dressing room | Family bathroom.

Detached Annexe: Open-plan kitchen, dining and living room with picture window | WC | Two bedrooms | Family bathroom

MEDIA:

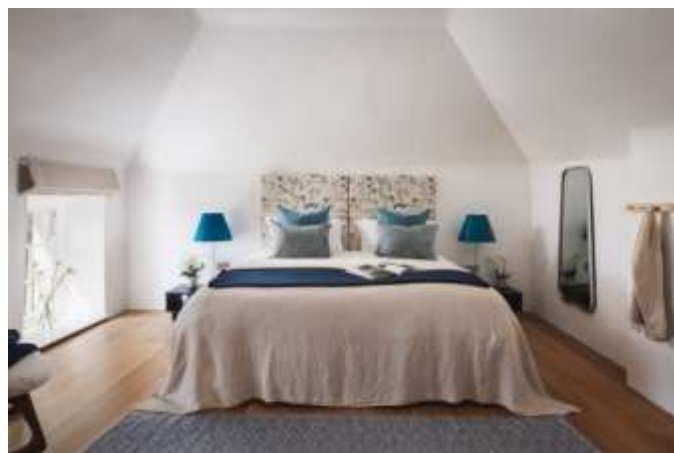
Satellite broadband | Sky TV | USB/datapoints in every room | Audio cabling built in for surround system in TV room.













LOCATION:

Trebrea Manor is located about 1-mile inland from the North Cornwall coast. Steeped in myth and legend, nearby Tintagel is most famous for its 12th Century castle ruins rumoured to be the historic residence of King Arthur and his round table. Stroll along this fabled stretch of coastline and down to Merlin's Cave or soak up the natural beauty of the headlands, where the cliffs team with bird life and you often see seals playing in the waters. Several beaches, including nearby Trebarwith Strand and Bossiney Cove, are within easy reach and surfing is the main attraction for those who love the water. Tintagel has several pubs and restaurants, and the Old Post Office (National Trust) is a must.

For the energetic, the SW Coast Path passes through the village and winds its way along the cliffs and down to the water's edge through dramatic countryside. Head 2.5 miles north along the path to the beautiful village of Boscastle with its quaint quay and village pubs. Further afield are the surfing meccas of Polzeath, Newquay and Bude, and the sheltered harbour of Padstow and the tidal waters of the Camel Estuary are within a 40-minute drive.

There are several excellent golf courses within easy reach, and many world class gardens are to be found in the immediate area. There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made via the fast train from Exeter St Davids and there are flights to London and other destinations from Newquay International Airport.

OUTSIDE:

Trebrea Manor lies in beautiful and mature grounds designed by renowned landscape architect Jinny Blom. Sheltered by established woodland, the gardens have been expertly landscaped and restored to their original splendour.

Set back from a quiet lane, the property is reached through a pair of formal stone piers and wooden gates that open to reveal Trebrea Manor in all its glory. The formal gated garden at the front with its circular carriage driveway is surrounded by a dry-stone walled garden with a variety of shrubs, trees, and topiary yew balls.

A terraced garden rises behind the property up to a woodland and orchard with a sheep field located in the top rear corner, alongside a spring fed stream. The property also encompasses a flat lawned area that would be suitable for a grass tennis court or croquet lawn, if desired. Lower down, with direct access from the kitchen and sitting room there is a sunny and sheltered sunbathing lawn with a gravel patio that is ideal for outdoor dining. Much of the grounds enjoy the spectacular views over the rolling countryside and the sea beyond.

Across the lane, directly in front of the property, a 5-bar gate provides access to an enclosed paddock, which protects the view and provides extra space.

Situated on either side of the manor house are the North and South Pavilions, both in need of restoration with potential to offer further accommodation. Two 2-storey stone unconverted cottages with gardens, are also included within the grounds and reached by separate driveway. Comprising a 2-bedroom studio and a detached 2-bedroom annexe, they provide scope for a new owner to renovate and add their own stamp – subject to planning.

SERVICES:

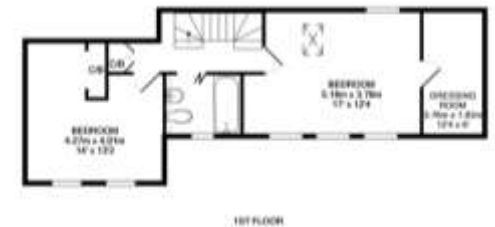
Main's electricity and water. Oil fired central heating. Private drainage. Underfloor heating on the ground floor.







Main House internal area 3,244 sq.ft (300 sq.m)
Outbuilding internal area 147 sq.ft (14 sq.m)
Studio internal area 1,913 sq.ft (178 sq.m)
Annexe internal area 820 sq.ft (76 sq.m)
TOTAL INTERNAL AREA 6,104 sq.ft (567 sq.m)



The position and size of rooms, doors, windows appliances and other features are approximate and for illustration only.