



Glynn Hall, Glynn, Cardinham Nr Bodmin, Cornwall

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**STRUTT
& PARKER**

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Glynn Hall, Glynn, Cardinham Nr Bodmin, Cornwall PL30 4AU

The principal wing of a south-facing Grade II* Palladian mansion, set within the boutique Glynn House estate

A30 2 miles, Bodmin 3.5 miles, Fowey 12 miles, Truro 26 miles, Plymouth 27 miles

Reception hall | Drawing room | Galleried entertaining hall | Dining room | Kitchen Utility/office/bedroom 5 | WC | Boot room Store | Galleried landing | Principal bedroom with en suite bathroom | Three additional double bedrooms | Family bathroom | Cellars Wonderful formal gardens | Two parking spaces plus shared guest parking | Lovely views | EPC F

The property

Glynn House sits within an idyllic, private setting overlooking the beautiful wooded countryside of the Glynn valley and the river Fowey. Originally the centre of one of Cornwall's grandest estates extending to 4,500 acres, it was divided into several impressive units in the mid 1990s. Glynn Hall is the principal wing of the Grade II* Listed Palladian mansion. The original house's history begins before the Norman Conquest and the manor was listed in the Domesday Book. The Glynn family occupied the house from the mid-fifteenth century for almost four hundred years. John Glynn supported American independence and Glynn County in Georgia (USA) is named in his honour. His son, Edmund, was principally responsible for the present buildings, having added the two palladium wings in 1805. Glynn was purchased by Major General Sir Hussey Vivian in 1833. A hero of Waterloo, he added the impressive plaster motifs in Glynn Hall's reception rooms, depicting his medals. The Vivian family finally sold the estate in 1947.

Glynn Hall is a superbly spacious, light-filled home that offers more than 7,000 square feet of accommodation with a wealth of period character. Elegant, ornate period detailing

includes ceiling roses and cornicing, high ceilings and tall windows, which welcome plenty of natural light.

The accommodation comprises a long reception hall with dramatic high ceilings and double glass doors leading to a communal courtyard. There is a luxurious kitchen with bespoke painted wooden Shaker style units, granite work tops, two ovens beneath a five hob cooker with an extractor fan and twin stainless steel sinks. There is a vast island unit providing an additional worktop. The room benefits from a polished elm floor and a wood burning stove. Two south-facing 12 pane sash windows look over the old rose garden and the Glynn valley. There is also a spacious utility room which could be used as a fifth bedroom or as annexe accommodation. The galleried entertaining hall is an impressive open hall with a wide staircase and polished wooden banister. It has a stunning high ceiling with a central Cupola, with a large east-facing window. There is also a large boot room and an adjoining understairs cupboard, plus a WC. The dining room is a lovely bright room with three large 15 pane sash windows with shutters which face onto the west lawn, overlooking the ornate pond towards the woodlands. It has a deep fireplace with a slate hearth, a central plaster Maltese Cross motif replicating one of Lord Vivian's Waterloo medals and a polished elm floor. Elm floors continue from the dining room which also has a deep open fireplace with marble surround and mantle, a central plaster Maltese Cross motif and three large 15 pane sash windows with shutters facing the garden. The cellars are extensive, providing large storage space, and divided into a number of vaulted chambers, some fitted for wine bins.

Upstairs there are four large double bedrooms including the principal bedroom, which has extensive built-in storage and a large en suite bathroom. The first floor also has a family bathroom with a separate shower unit. As with the ground floor, beautiful views can be appreciated from most of the first floor.









Outside

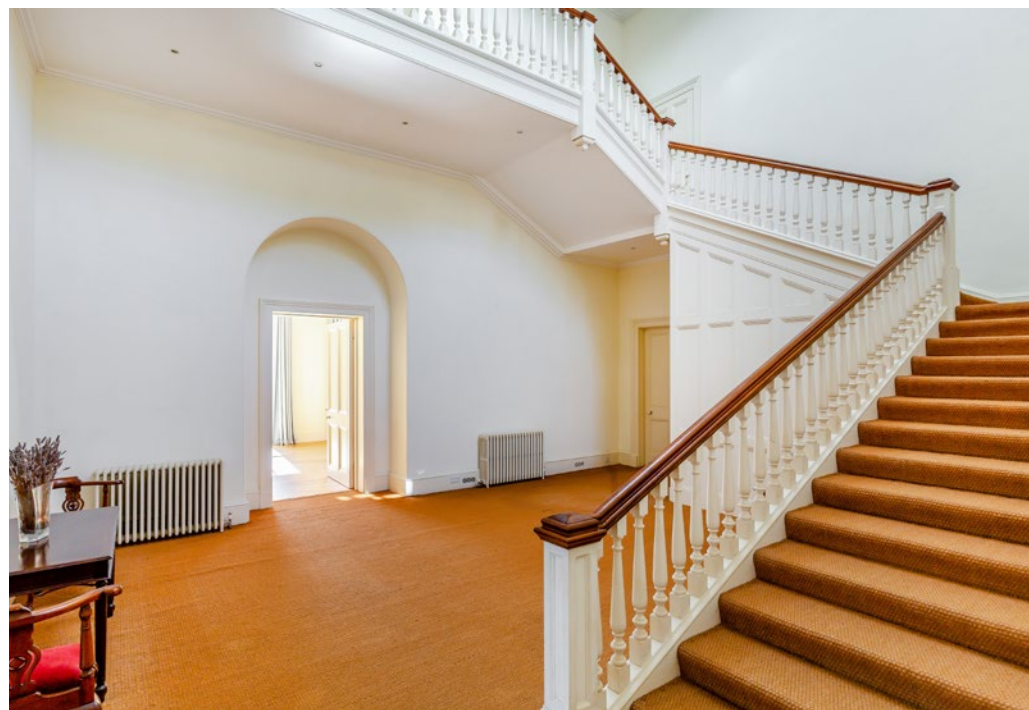
Glynn Hall lies behind a Yew hedge and is approached by a gravel pathway through the ornamental garden, now laid out as four box-hedged lawns, all surrounded by low-lying granite walls. The impressive portico entrance with Doric columns lies in front of a granite pond.

Glynn House's landscaped gardens are comprised of expansive beds and a significant portion of the large west lawn, an ornamental pond with overhanging trees, as well as adjacent woodland, the old rose garden and the southerly garden bank leading down to the driveway and granite Celtic cross.

Glynn Hall has dedicated spaces for two vehicles, while the large communal parking area is also available for guests.

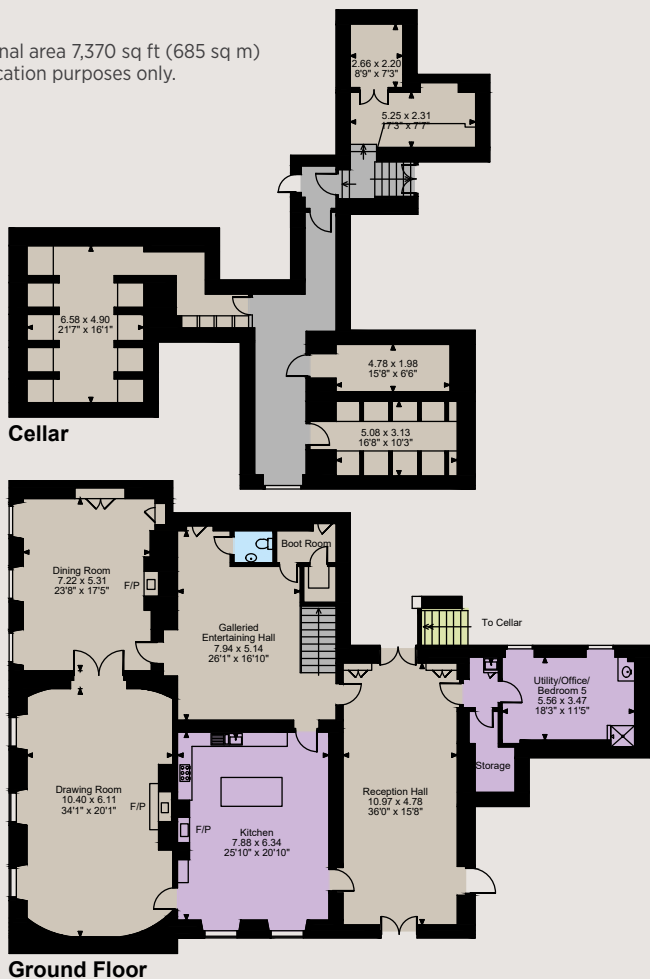
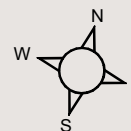
Location

Situated centrally in the county of Cornwall, within easy reach of the rugged cliffs and surf of the North Coast (Newquay, Polzeath) and the harbours and sailing waters of the South Coast (Fowey, Mylor, Falmouth), Glynn Hall enjoys excellent logistics, lying within easy reach of the A30 and A38. Bodmin Parkway is conveniently located (approximately four hours to Paddington), while Newquay Airport also lies within easy reach. The cathedral city of Truro is some 27 miles to the west, with quality independent and state schools, restaurants, theatre, museum, cinema and varied retail, including Waitrose and M&S. Closer still are Eden and the Lost Gardens of Heligan. The Cornish countryside and coastline are renowned for providing some of the most spectacular scenery in the UK.





Floorplans
House internal area 7,370 sq ft (685 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

The postcode PL30 4AU will take you to the property using a satellite navigation system.

General

Local Authority: Cornwall Council.

Services: Mains electrics and water. Private oil central heating and private drainage which we understand may not be compliant with current regulations. Further information is being sought. Utilities is separately metered, but overseen and billed by the management company.

Council Tax: Band E.

Tenure: Freehold.

Rights of way: There is a right of way for the property over the driveway and to access the septic tank in the woodland. Further information is available from the vendor's agent.

Guide price: £1,500,000.

Exeter

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