

Nansough Manor,
Ladock, Cornwall



Strutt
& Parker

Land and property. Since 1885.



5,199 sq ft (4485 sq m) | Freehold
Georgian manor house & cottage | Exceptional interior style
8.36 acres & stable block | Stunning rural setting & views

Guide price £1,900,000



Exceptionally renovated Grade II listed Georgian manor house set within over eight acres with a two bedroom cottage and stable block.

Nansough Manor occupies a truly enviable position amid peaceful countryside, about a mile from the village of Ladock and approximately six miles from Truro. Enjoying a remarkable sense of privacy and seclusion, the property boasts magnificent south-facing panoramic views across unspoilt wooded farmland and open countryside.

Set within over eight acres of gardens, woodland and paddocks, with newly installed Monarch Equestrian stables, the property offers a rare combination of historic elegance, rural charm and modern convenience. The Grade II listed Georgian home has recently undergone an comprehensive and sympathetic renovation in all aspects to an exceptional standard, carefully blending period character with contemporary living.

History

Believed to have origins dating back to the 12th century, with the principal Georgian house constructed in 1792, Nansough Manor has a fascinating history. The house was built by the Roberts family, long established in Cornwall, and was later used as an occasional residence by the Earl of Cork. Local tradition suggests the construction was funded through the historic trade of horses and brandy between Penzance and France. The property's architectural and historical importance is reflected in its Grade II listed status.

The Property

The main house provides beautifully proportioned and flexible accommodation arranged over two floors. A welcoming entrance hall with high ceilings and decorative cornicing leads to elegant reception rooms, including a light-filled drawing room with original fireplaces and large sash windows overlooking the surrounding countryside. The dining room provides an impressive entertaining space, while the recently refurbished kitchen forms the heart of the home, featuring bespoke cabinetry and an electric Everhot range cooker. Additional ground floor accommodation includes a versatile playroom, utility area and cloakroom.

A sweeping Georgian staircase rises to a galleried first-floor landing, giving access to four generous bedrooms. The principal bedroom benefits from wonderful south-facing views and a large en suite bathroom with free standing bath and walk-in shower, while the remaining bedrooms are served by a stylish family bathroom.

The adjoining cottage wing provides further flexibility and retains considerable character and ancient features including an inglenook fire place, bread oven, wash boiler and pig trundle. The cob cottage requires significant work but offers wonderful potential as an annexe or holiday accommodation (subject to any necessary consents). The accommodation includes a sitting room, modern office, two bedrooms and additional living areas, with scope for further enhancement. A substantial stone-vaulted cellar beneath the main house provides excellent dry storage.







Outside

Approached via a private driveway and gated entrance, Nansough Manor opens onto a sweeping gravelled forecourt with ample parking. The beautifully maintained grounds include formal lawns, mature woodland and a circular, almost ornamental copse of mature oak trees with enclosed paddocks, providing a wonderfully idyllic rural setting with excellent privacy. The land is well suited to equestrian use, with newly constructed stables and stock fencing plus two powered water troughs for the owners horses and all with sensational countryside views. The location benefits from miles of nearby bridle ways for excellent riding out.

Location

Nansough Manor enjoys a superb rural setting on the edge of the village of Ladock, offering the peace and privacy of rural life while remaining within easy reach of excellent amenities, schooling and transport connections. Ladock has a great community, with a popular village shop, church, village hall and public house, with the nearby village of Probus, offering further everyday convenience with a Post Office, farm shop, garage and surgery.

The cathedral city of Truro (c. 6 miles) provides an exceptional range of shopping, dining, leisure and cultural facilities, including independent retailers, supermarkets including Waitrose (8 minutes away), the Royal Cornwall Hospital, cinema and theatre. There are a choice of highly regarded state and independent schools. There are primary schools in Ladock and Probus with the independant Polwhele House School approximately 5.5 miles away for ages 3-16 years. Older pupils benefit from access to some of Cornwall's leading secondary and independent schools: Truro School and Truro High School for Girls for secondary and sixth form, together with The Roseland Academy at Tregony.

Despite its peaceful countryside setting, Nansough Manor enjoys excellent connectivity. Truro railway station is on the main line to London Paddington (approximately 4.5 hours) and Cornwall Airport Newquay (12.5 miles) provides a particularly valuable link for business and leisure travel, with regular flights to London Gatwick and London Stansted, enabling connections into central London and onward international destinations without the need for a lengthy journey by road or rail.

The surrounding area offers an exceptional quality of life, with the beautiful south Cornish coastline, beaches, sailing waters and miles of countryside walks all readily accessible. Whether enjoying coastal days at nearby beaches, exploring the many footpaths and bridleways, or making the most of Truro's cultural and leisure opportunities, Nansough Manor provides the rare combination of a tranquil rural lifestyle with excellent everyday convenience and national connectivity.

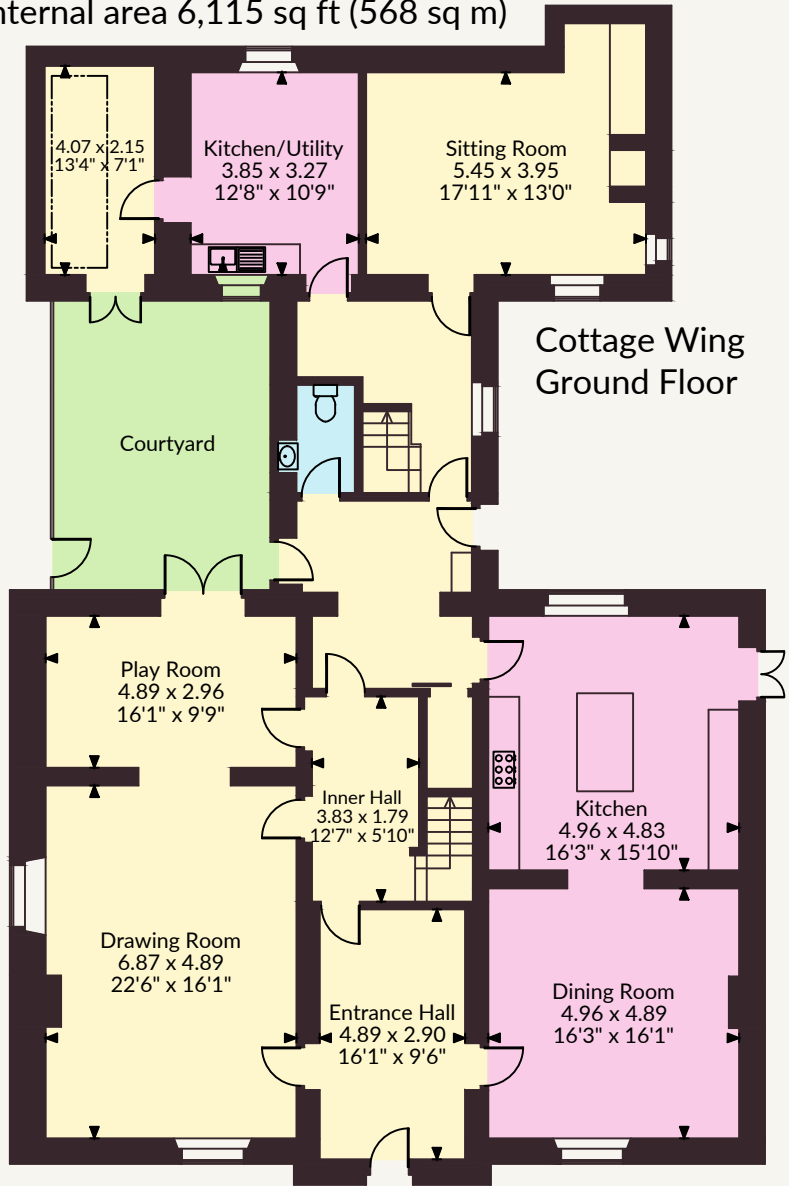
Postcode region: TR2

General

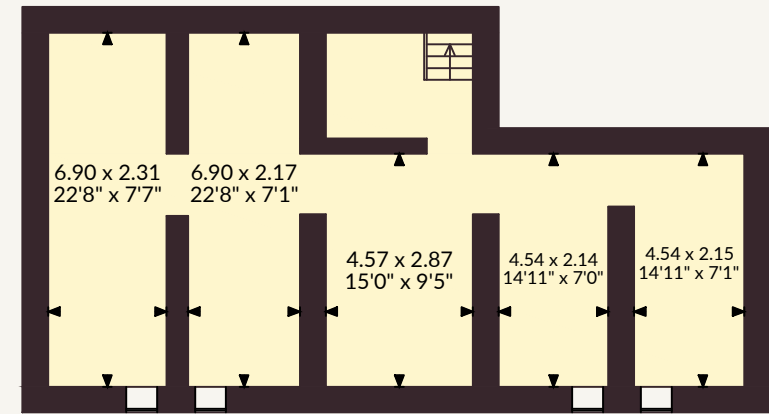
Local Authority: Cornwall Council
Services: connected to mains electric with private water (bore hole) and drainage (which we understand from the owners to be compliant with current regulations) and oil fired central heating.
Council Tax: Band G
EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



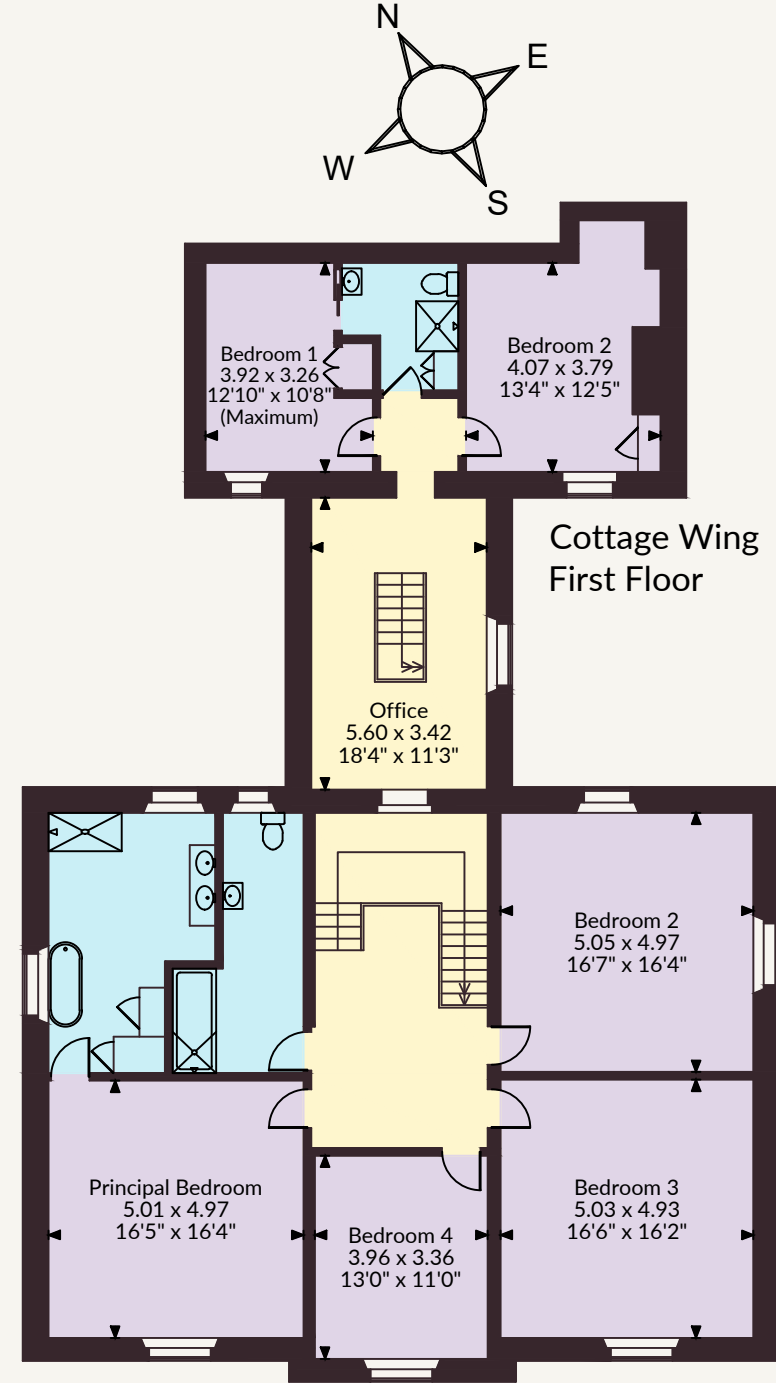
Nansough Manor Ladock, Truro
Main House internal area 3,372 sq ft (313 sq m)
Cellar internal area 873 sq ft (81 sq m)
Cottage Wing internal area 984 sq ft (91 sq m)
Garage internal area 397 sq ft (37 sq m)
Stables internal area 448 sq ft (42 sq m)
Total internal area 6,115 sq ft (568 sq m)



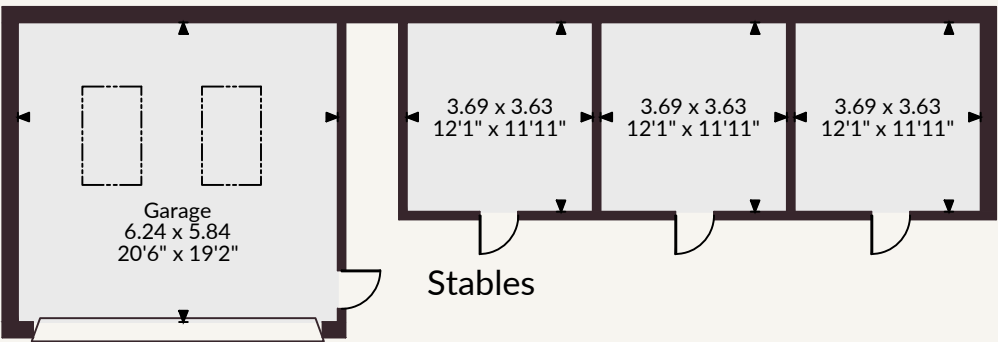
Ground Floor



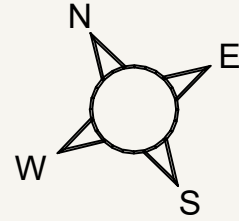
Cellar



First Floor



Stables



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