



# Ogbeare Hall

Cornwall



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A magnificent Grade II\* country house  
with planning permission to extend and  
approximately 114 acres of beautiful  
gardens, fields of pasture and woodland

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Ogbeare Hall, North Tamerton, Holsworthy, Cornwall, EX22 6SE

Holsworthy 6.5 miles, Launceston 10 miles, Widemouth Bay 11 miles, Exeter Airport 44 miles

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*Features:*

Reception hall | Drawing room | Sitting room | Great Hall  
Library | Kitchen/breakfast room | Principal bedroom  
with en suite bathroom | Five additional bedrooms  
Three cloakrooms | Shower room | 2 Cellars | EPC: G

Lodge: open plan living space with en suite shower room  
Double garage | Boat store | Additional garage | Laundry/  
utility outbuilding | Log stores | Shoot room  
Workshop | Stores

Long private drive | Ample parking | Formal and parkland  
style gardens | Walled vegetable garden | Lake | Swimming  
pool | Woodland

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Approximately 114 acres in total









### *The property*

Ogbear Hall is a magnificent Grade II\* listed country house which was the original seat of the Loveys family. Beautifully presented and extensively restored, the house provides approximately 5,300 sq ft of accommodation. Of particular note is the Great Hall which provides a fabulous formal dining room and has medieval origins. Exquisite preserved period features are prevalent throughout the property including grand stone fireplaces, ornate carved wood panelling, cornicing and large sash windows with shutters.

The ground floor has five very spacious reception rooms including the reception hall. This room provides an impressive entrance with elaborately carved wood panelling, as well as a striking decorative tiled floor. The Great Hall is a breathtakingly impressive room, which has a grand stone fireplace, an ornate high vaulted ceiling and large stained-glass windows. A library adjoins the Great Hall, also with an impressive ceiling and French doors which open out to a courtyard and the gardens. There is a large drawing room with shuttered sash windows and two sets of French doors onto the gardens. A separate sitting room with both southerly views towards the lake and westerly to the beautiful mature trees, through shuttered sash windows. The kitchen/breakfast room is at the rear of the house and is well-equipped with a four oven AGA, twin sinks and an integrated dishwasher. A cloakroom, two cellars and a strong room, complete the ground floor accommodation.

The six bedrooms are located on the first and second floors. The principal bedroom has a large bay window with superb views and a capacious en suite Jack and Jill bathroom with twin basins, a polished stone floor, large walk-in shower and a freestanding contemporary bath. The rest of the bedrooms are serviced by a family shower room and two cloakrooms. The tower bedroom has spectacular far-reaching views across the estate.

### *Outside*

Ogbear Hall has approximately 114 acres of land in total which comprises formal and parkland style gardens, mixed woodland and fields of pasture. The wildlife on the estate is superb. Red and roe deer roam the woods, there are wild trout and otters

in the lake, which is also home to mallard, teal, moorhens and Canada geese. A pair of peregrine falcons, several buzzards and numerous pheasant and woodcock can be seen at various times in the year.

A long private drive leads through the property's land to the house and a large parking area with space for multiple vehicles. The house has an excellent level of privacy afforded by established woodland in the grounds. Wonderful parkland-style gardens surround the house with stone steps leading down to a formal ornamental pond and large expanses of lawn gently sloping down to a picturesque stream-fed lake. The walled garden is currently used to cultivate vegetables and summer flowers for picking. There is also an open-air swimming pool heated by solar power, with a pleasant seating and barbecue area adjacent.

Outbuildings include a lodge with open plan living space on the first floor and an en suite shower room, providing staff or surplus guest accommodation. Below, there is a double garage and a boat store. There is also another separate garage, a laundry/utility outbuilding, as well as various stores, log stores, workshop space and a shoot room.

### *Planning*

Planning consent and listed building consent was granted in 2022 to significantly extend the property to the west providing additional accommodation. The proposed plans are sympathetic to the current building complementing both medieval and 19th century elements. On the ground floor proposed plans include an open-plan living area creating a social space with a kitchen and dining area and a snug. The current kitchen would become a spacious utility room with plans also for an adjoining larder and a downstairs cloakroom. There is also the incorporation of a lift to the first and second floor accommodation as well as an additional staircase. On the first floor the prospective plans include an additional two double bedrooms with en suite facilities including a principal bedroom suite which also has a walk-in wardrobe. The second floor would provide an open-plan space offering a variety of uses such as an office or gym. The planning history can be viewed on the Cornwall Council planning portal under reference PA21/12531. Approval for listed building consent can also be found under reference PA22/00017.

















### ***Location***

Ogbear Hall is set in an idyllic rural position just inside the Cornish border with Devon, surrounded by rolling countryside and approximately 6.5 miles from the market town of Holsworthy. There are local amenities in several nearby villages, including primary schools in Clawton Boyton and Whitestone. Holsworthy provides a Waitrose, medical and veterinary services and both primary and secondary schools. Approximately 10 miles to the south, Launceston provides more extensive amenities, a choice of supermarkets including an M&S and an Ofsted outstanding independent school.

The Cornwall coast lies just 11 miles to the west, providing access to stunning coastal walks including the South West Coast Path, miles of pristine beaches as well as surfing and other water sports. Dartmoor National Park and Bodmin Moor are also within easy reach offering unrivalled opportunities for outdoor pursuits including walking, cycling and riding.

By road, the A39 provides access to the pretty towns along the coast, while the A30 offers access towards Exeter and the M5. There are regular direct rail services from Exeter to London Paddington in just over 2 hours. Cornwall Airport Newquay (48 miles away) and Exeter Airport (44 miles distant) offer a good range of domestic and European flights between them.

### ***General Information***

***Services:*** Mains electricity and water. Private drainage. Oil fired heating and AGA. Solar heated swimming pool. Private drainage for the lodge is compliant with current regulations. We understand that the private drainage at the house may not comply with the relevant regulations. Further information is being sought.

***Local Authority:*** Cornwall Council.

***Council Tax:*** Band E.

***Tenure:*** Freehold.

***Planning Reference:*** PA21/12531

Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

***Guide price:*** Offers in excess of £2,500,000.









*Floorplans for Ogbeare Hall, North Tamerton*

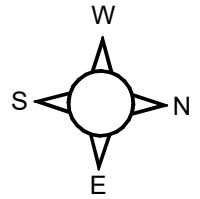
*Main House internal area 5,296 sq ft (492 sq m)*

*Garage internal area 710 sq ft (66 sq m)*

*Laundry/Utility & Outbuilding internal area 1348 sq ft (125 sq m)*

*Lodge internal area 497 sq ft (46 sq m)*

*Total internal area 7,851 sq ft (729 sq m)*

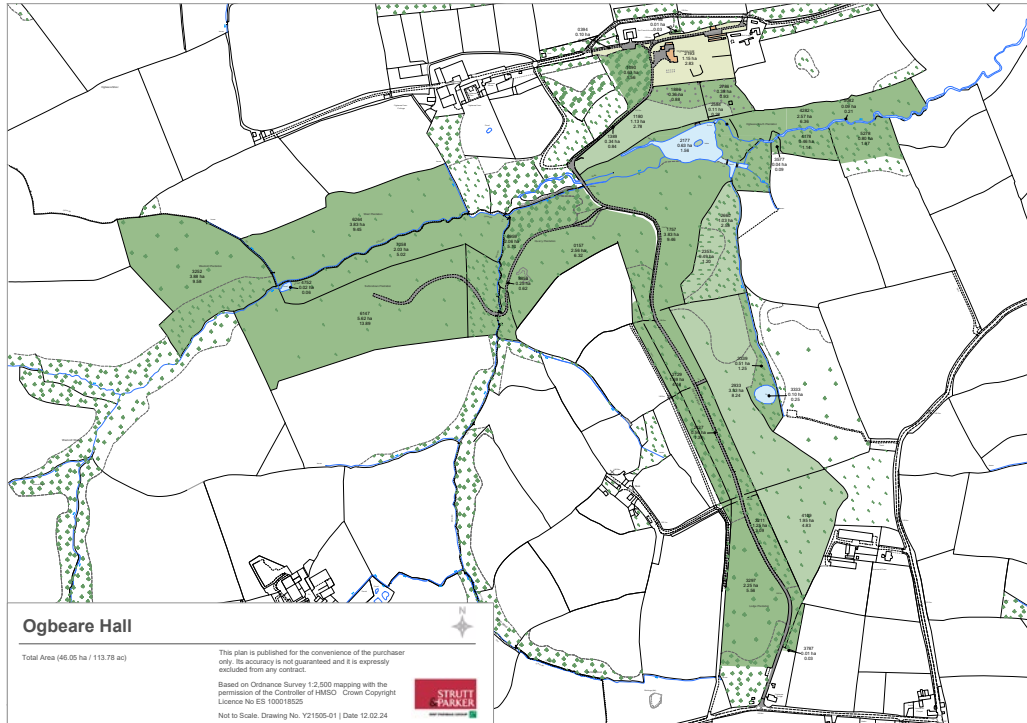


The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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