



Lombard Mill,
Lanteglos,
Cornwall

Lombard Mill, Lanteglos, Lanteglos, Fowey, PL23 1NQ

Exeter 72 Miles Plymouth 34 Miles St Austell 16 Miles

- Breathtakingly Beautiful
- Annexe with Income Potential
- 1.5 Acres
- Garden with Leats and Ponds
- Private and Secluded Setting
- Short Walk from the Fowey River
- Garaging and Outbuildings

Guide price £895,000

SITUATION

Lombard Mill, is situated in an area of outstanding natural beauty at the head of Pont Pill creek between the villages of Bodinnick and Polruan on the Fowey Estuary which has long been associated with Daphne du Maurier. The romance of the area has not changed and this picturesque part of Cornwall with its rocky, wooded coastline and glorious unspoilt green countryside remains ever popular.

The Mill is idyllically situated in a rural, yet not remote, location close to the ancient stannary town of Lostwithiel with its extensive facilities. Nearby Lerryn is a hidden gem and one of Cornwall's most picturesque waterside villages, local shopping is available at several nearby villages.

Fowey is close by at the mouth of the estuary and is a delightful haven for those that enjoy messing about in boats. It is renowned for its safe, deep water anchorage and stunning sailing. The renowned Hall Walk is particularly popular with walkers and dog walkers alike for its spectacular views of the Fowey Estuary.

The house itself is tucked away from view and enjoys a high degree of privacy. Communications are easy with a mainline railway station in Lostwithiel and both the main trunk roads of the A38 and A30 which are readily accessible.

DESCRIPTION

Lombard Mills earliest records show that there has been a mill on this site since 1298. Uniquely built with two water wheels. Today the Mill race is visible although no longer carries water from the Mill pond. The tailrace flows in front of the main house and reconnects with the stream via a waterfall further down in the gardens.



A breathtakingly beautiful family home with converted watermill providing annexe accommodation with 1.5 Acres of gardens.





The main house itself unusually for an historic house of this beauty and character is not listed, which relates to the previous owners being the national trust many years ago.

The idyllic water garden with its leats and ponds are a truly splendid feature of the property which extend to 1.5 acres and are largely level. They are a gardeners dream yet easy to maintain.

There are a number of traditional outbuildings throughout the grounds offering further potential, today these include, utility, garden room, bothy, workshop and garage.

ACCOMMODATION

From a quiet country lane, a bridge crosses the stream and leads to a gravelled parking and turning area, which in turn leads to the garage with its beautifully preserved original Mill workings. A pretty pathway leads to the entrance. Crossing the threshold you are warmly greeted by the main reception room, which is loosely divided into dining room and a comfortable sitting room with a generous wood burning stove. Turning left there is a further reception room currently used as a cosy snug with wooden floors and a further wood burning stove in the chimney breast and double aspect windows. It has been used as a formal dining room in the past. There is a large traditional bespoke farmhouse kitchen with a four oven Aga, slate floors, walk in larder and the original cloam (bread) oven. Downstairs there is a cloakroom and a separate boiler room. The kitchen door leads to a sheltered porch for boots and coats. Upstairs there are three good size bedrooms, the master being light and spacious room with double aspect. There is a large family bathroom with a white suite and pretty pastel Fired Earth tiles.

One of the adjacent outbuildings has been converted into a sizable utility which houses washing machine and fridge freezer.

ANNEXE

Seperated from the cottage by an ancient wall stands the old mill building sympathetically converted to provide two further large double bedrooms with a family bathroom. There is also a large open plan sitting room with windows overlooking the gardens and river. See pictures.

The original mill workings form an interesting feature. There is a fully fitted kitchen.

GARDENS AND GROUNDS

The grounds are exquisite, they extend to 1.5 acres and are largely level, intersected by the river and leat, with a variety of ponds and water gardens. An orchard rises above the property with productive fruit trees. There are a number of outbuildings dotted throughout the grounds which offer a great deal of further potential.

SERVICES

Private Drainage. Mains Electricity. LPG. Oil. Mains Water. Broadband.

VIEWINGS AND NEGOTIATIONS

Strictly by appointment through Stags' Plymouth Office: 01752 223933 or Email: plymouth@stags.co.uk.

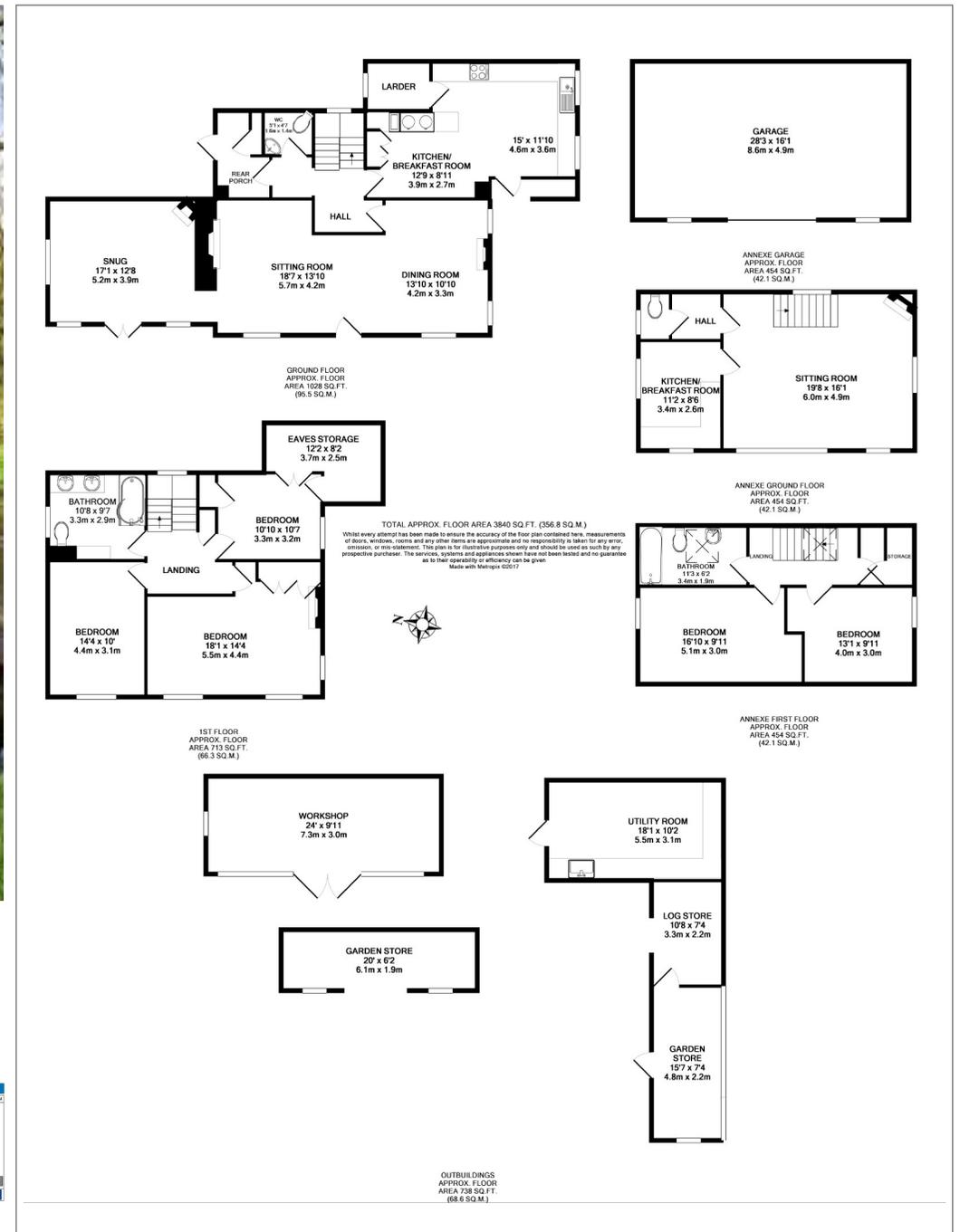
DIRECTIONS

Head South West on the Lanteglos Highway Turn left at Lanteglos, signed Polruan 4. Follow the road down to the bottom of the hill, and turn right signed Pont, after 200 meters you will find the entrance on your left.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

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