

Warleigh House, Tamerton Foliot, Plymouth

A unique opportunity to restore one of the West Country's finest private houses, in an unrivalled riverside setting on the tidal confluence of the rivers Tavy and Tamar.



- Comprising Part Renovated Grade II* Listed Mansion House Of C.18,000 Sq Ft
- Boathouse For Renovation With Private Quay
- Derelict Dovecote, Gamekeeper's Cottage And Ancient Boathouse
- Walled Garden
- Lake
- Approaching 20 Acres. Further Acreage Available By Separate Negotiation
- Fishing And Mooring Rights

Price: £2,500,000 - Freehold

Warleigh House, Tamerton Foliot, Plymouth, Devon,

DIRECTIONS

On reaching the approaches to Plymouth on the A38 from Exeter, stay on the dual carriageway following the signs to Liskeard and Cornwall. Take the second exit in two miles, at the Manadon Flyover (signposted Tavistock A386 and Airport).

At the roundabout at the top of the slip road, take the 5th exit signposted to Tavistock A386. Proceed and join a dual carriageway for approximately 2 miles to a large roundabout with traffic lights. Keep in the left hand lane, signposted to Tamerton Foliot. Turn left into Looseleigh Lane and then descend down the hill for just over a mile to the T-Junction and turn right into Tamerton Foliot Road. Follow this road into the Village passing St. Mary's Church, and the Inns and Post Office on the right. Ascend the hill for 300 yards and fork left into Horsham Lane with a small white signpost to Warleigh. After a further 200 yards turn left (still Horsham Lane) and continue to the top of the hill. Turn left at the Lodge through the gate into the drive, marked "Warleigh Private".

Proceed for half a mile, cross over another cattle grid and continue straight on, over the crossroads, through stone gate pillars. Follow this road bearing right for a further half a mile at a round red brick Dovecote. Keep right behind the Dovecote to approach the chapel end of the Mansion House, to arrive in the Tudor Wing car park.

DESCRIPTION

With origins dating back to 12th/13th century, Warleigh House is an important Grade II* Listed Mansion House, of considerable historic and architectural interest. Believed to date back to 12th/13th century, with additions in the Tudor Period, the property was further altered in the 18th Century.

In recent years, the present owners have undertaken considerable works in restoration and improvements to include, installation of new windows and re-roofing and reconfiguring the interior to a very generously proportioned single residence with staff accommodation. Extensive works are still required to complete the property's reinstatement. Warleigh House now offers a purchaser a "blank canvas" to create what would, without doubt, be one of the finest country houses with a maritime influence in the South West.

SITUATION

Warleigh House occupies a superb unspoilt riverside setting enjoying outstanding views, close to the borders of Devon and Cornwall on the South East bank of the River Tavy, where it joins the River Tamar.

The property lies about a mile from Tamerton Foliot village and around 6 miles from Plymouth, with its busy

marina and excellent sloping leisure, education and health facilities.

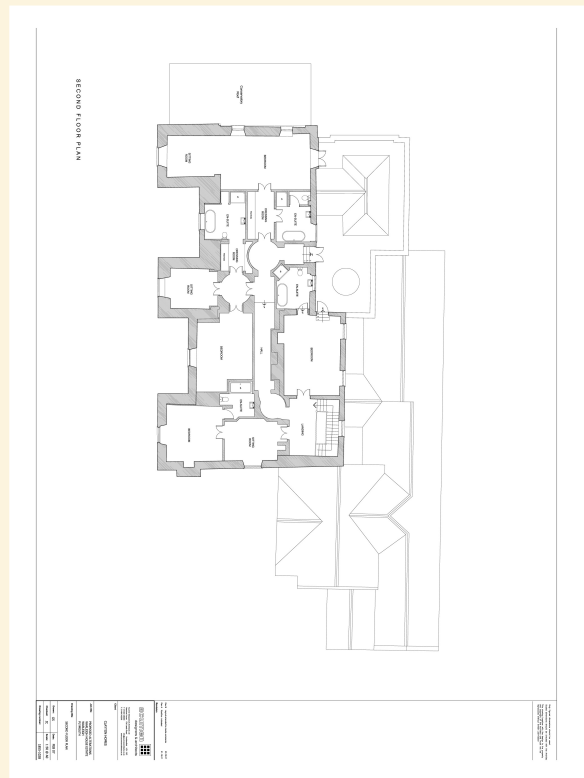
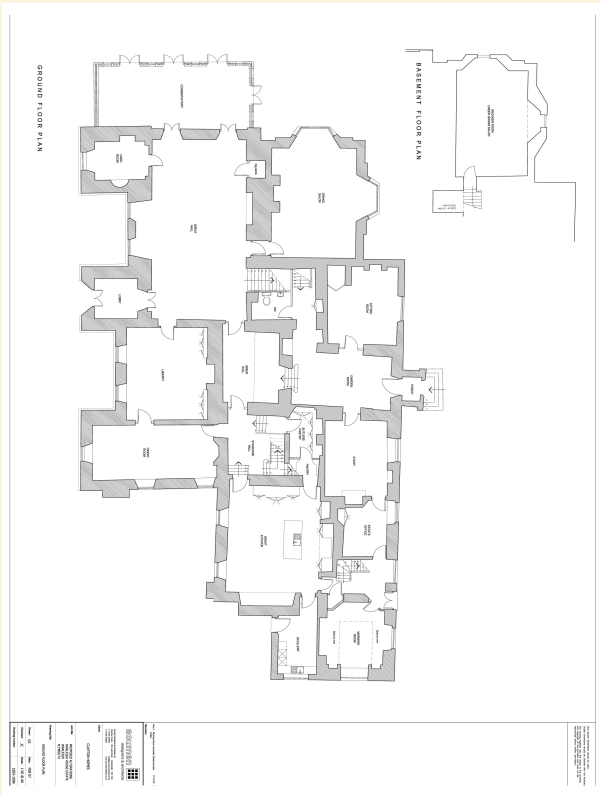
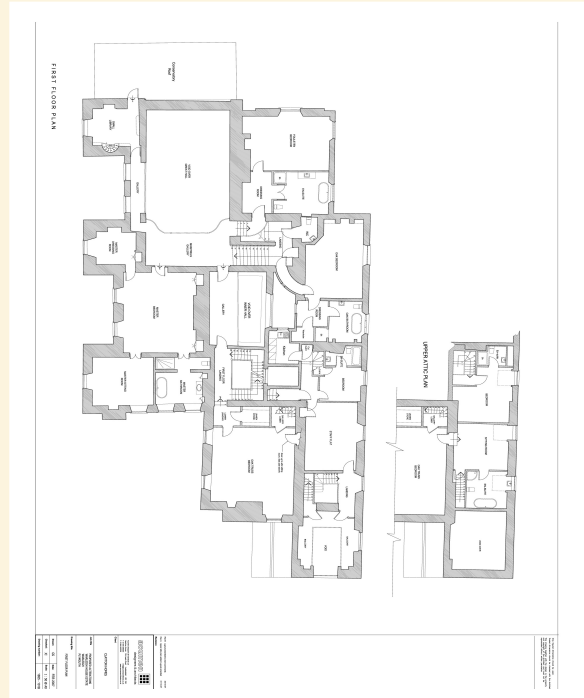
Plymouth airport is nearby with good road and rail services bringing Exeter (43 miles) with its international airport and London (230 miles) within easy reach.

LAND AND BUILDINGS Warleigh House is offered for sale with approaching 20 acres of gardens and ground - Unusually owning the foreshore on both sides of the river. The grounds include the original walled kitchen garden and a sizeable fresh water lake. The buildings include Warleigh boathouse 28'X 14' (approx) with slipway private quay and lapsed planning consent for residential conversion. Derelict former Gamekeepers Cottage, Warleigh Dovecote and the ruin of a 16th century boathouse.

Services Mains electricity and water. Private drainage.

Viewing By prior appointment with Wilkinson Grant & Co, Countrywide Department - Broadwalk House, Southernhay West, Exeter, EX1 1TS - 01392 427500.





VIEWING: *Strictly by appointment with the agents, before viewing, please contact us to discuss any matter which may affect your decision to buy.*

PLEASE NOTE: THESE PARTICULARS HAVE BEEN PREPARED AS A GENERAL GUIDE. WE HAVE NOT CARRIED OUT A DETAILED SURVEY OR TESTED THE SERVICES, APPLIANCES OR FITTINGS. PROSPECTIVE PURCHASERS SHOULD NOT RELY UPON MEASUREMENTS BEFORE BUYING CARPETS OR FURNISHINGS