



# Nansloe Manor

Helston



# Nansloe Manor

Helston, Cornwall, TR13 0SB

*A stunningly spacious, light and renovated manor house that blends original and contemporary design perfectly with superb attention to detail throughout. Essentially Georgian with later 19th and 21st Century extensions, this former boutique hotel represents a tremendous lifestyle opportunity within a location that is perfectly situated as a gateway to south and west Cornwall - a once in a generational chance to own one of Cornwall's most noteworthy homes.*

Helston town centre – 0.5; Porthleven – 3; Gunwalloe – 3.5; Praa Sands – 6.5; Helford Village – 8.5; Perranuthnoe – 9; Helford Passage – 9.5; Marazion (St Michael's Mount) - 10; Coverack – 10.5; Kynance Cove – 11; Carbis Bay – 13.5; Penzance (mainline rail) – 13.5; Falmouth - 13; Truro – 18; Cornwall Airport – 36.5

(All distances are approximate and in miles)



## History

The earliest record of a residential property on this site was of a tiny farm cottage in the 16th century that was subsequently demolished and replaced in the early 17th century. This formed the beginning of the manor house built for William Robinson and the daughter of Thomas Penrose from the neighbouring Penrose Estate. Their son, Thomas, was a colonel in the army of King Charles I and became mayor of Helston.

The house was extensively remodelled in the 18th century to take on the Georgian style we see today. This included the construction of a three-storey extension. A further extension was built in the 19th century.

Nansloe Manor was requisitioned during World War II, when injured Italian and German prisoners of war were billeted there, before being brought back into the Penrose Estate in 1942. In 1974 the manor was given to the National Trust before returning to private ownership in 1982, since when it has been run as a hotel. The current owners, local entrepreneurs, bought the property in 2004 and set about a major renovation, including the contemporary two-storey extension which added the dining room / restaurant and four additional bedroom suites. The hotel then ceased trading in 2017.



## Summary

- Grade II Listed former boutique hotel
- Stunningly spacious, light and modern manor house that blends original and contemporary design perfectly with superb attention to detail
- One of south Cornwall's finest period properties
- Huge potential for a residential / hospitality lifestyle
- Rich, varied and fascinating history
- Remodelled as a Georgian manor with a contemporary extension
- Completely renovated, restored and extended from 2004 under the stewardship of Cornish architects, Lilly Lewarne
- Incredibly discrete position at the end of a long private drive with pre-emption rights being provided to the purchaser
- Ceased trading in November 2017 and continuously maintained both internally and externally
- Entrance reception hall with split staircase and galleried landing
- Elegant triple aspect drawing room with high ceiling, fireplace, ornate cornicing, box bay window and French doors to the garden
- Day lounge / morning room with fireplace and access to the garden
- Glass link forming a dining reception with garden access, bar and wine room
- Dining room / restaurant with 50 - 70 covers and garden access
- Cloakroom / WC facilities
- Fully equipped commercial kitchen with Falcon ovens, Williams freezers and Franke units, small office, washing, crockery and store rooms
- Staff rooms
- 6 en suite bedrooms in main body of the house
- 4 further en suite bedrooms within the contemporary extension
- The majority of the bedrooms enjoy glorious views of the gardens and beyond
- 2 en suite bedroom suites within the converted coach house
- 3 bedroomed guest / owners' wing
- Laundry room with adjacent external access
- Second floor staff 1-bedroomed apartment





## Location

Nansloe Manor occupies a tucked away and discrete location on the edge of Helston and is within a few miles of some of southwest Cornwall's most beautiful beaches and coastal destinations including Porthleven, Praa Sands, Poldhu, Gunwalloe, Kynance Cove, Mount's Bay, The Helford and Carbis Bay / St. Ives. Its close proximity to RNAS Culdrose allows for easy access for private jets and helicopters.

This area of Cornwall is steeped in history and natural beauty. To the south, The Lizard Peninsula is defined by its small fishing villages, open countryside and the timeless Helford, one of Cornwall's best sailing rivers. To the west, Mount's Bay is dominated by St Michael's Mount before leading around Penzance to the fishing port of Newlyn and pretty Mousehole. Beyond, the far west juts defiantly into the Atlantic and this area of Cornwall has for generations attracted and inspired many celebrated artists and writers.

Penzance, 13 miles away, provides a mainline railway line to London Paddington and a ferry service to the stunningly beautiful Isles of Scilly. Cornwall Airport (near Mawgan Porth) is about 37 miles away and provides regular flights to London and many other UK and European destinations.

## Outbuildings, Garden & Grounds

- Sweeping lawn with rural and wooded backdrop
- Beautiful walled garden with large greenhouse and rose tunnel. Well stocked with a well-tended and varied mix of mature plants, shrubs and trees providing the perfect setting for weddings
- Path to top terrace where there is a beautiful view towards Loe Pool
- Mature trees and 'wild' garden
- Main entrance forecourt with centrally positioned mature olive tree
- Discretely positioned car park providing ample parking for 20+ cars
- Gardener's stores
- Plant room (within corner of the walled garden)
- Wellness suite with counter-current pool, gym and changing facilities
- Function room / cinema / bar











## Directions

Travelling towards Helston along the main approach road from the east, the A394, continue straight on at the Sainsbury's roundabout before turning right at the next roundabout following signs to the town centre, Penzance and Porthleven. Continue along Meneage Road (A394), passing the hospital and turn left into the private drive, immediately after Nansloe Close. Continue all the way along the drive before passing over the cattle grid and arriving at the gates to Nansloe Manor.

**What3words:** belong.duet.salon

## Services, tenure and general information

Mains electricity and water supply. Private drainage. Oil central heating for radiators and hot water. LPG for kitchen supply and open gas fireplaces. Superfast Fibre broadband is available in the postcode.

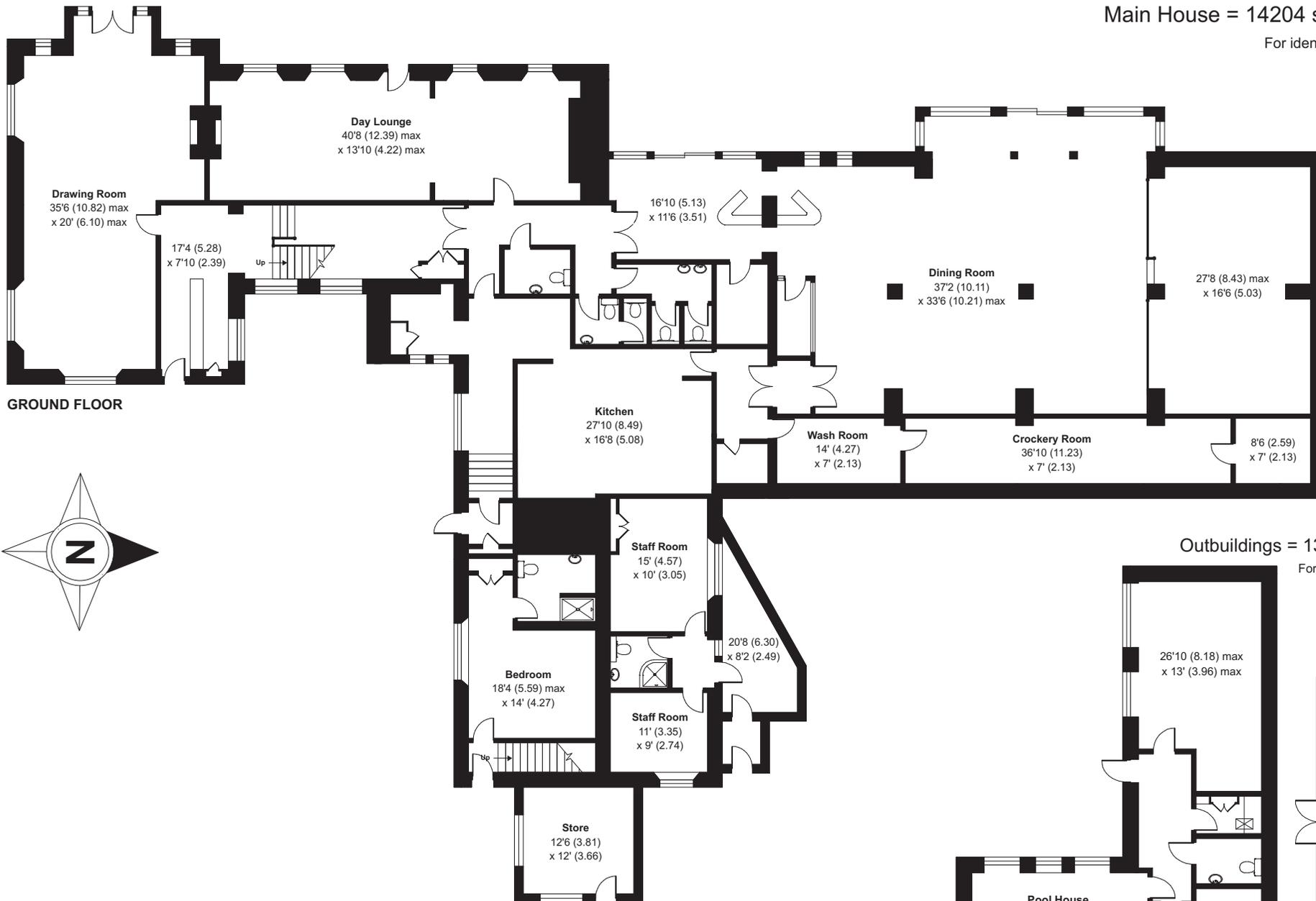
## Fixtures and fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.



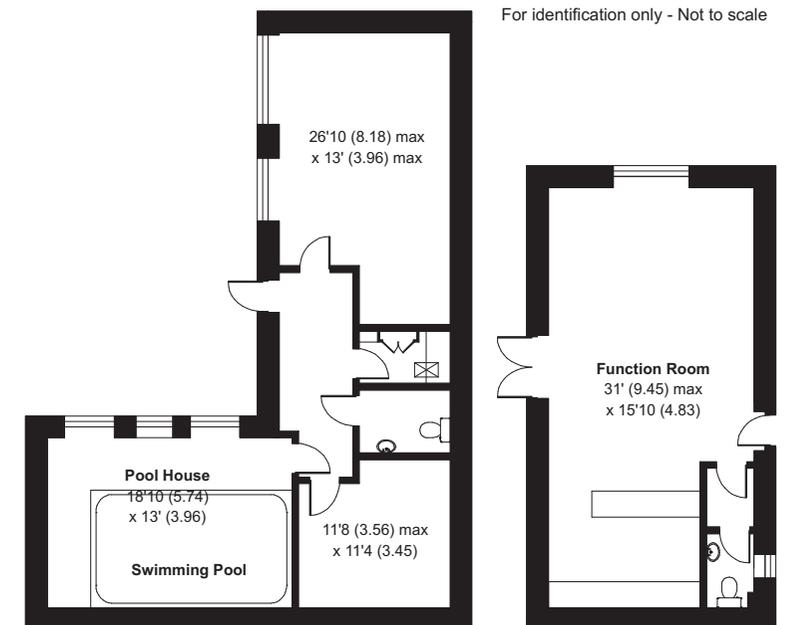
Main House = 14204 sq ft / 1319.5 sq m

For identification only - Not to scale

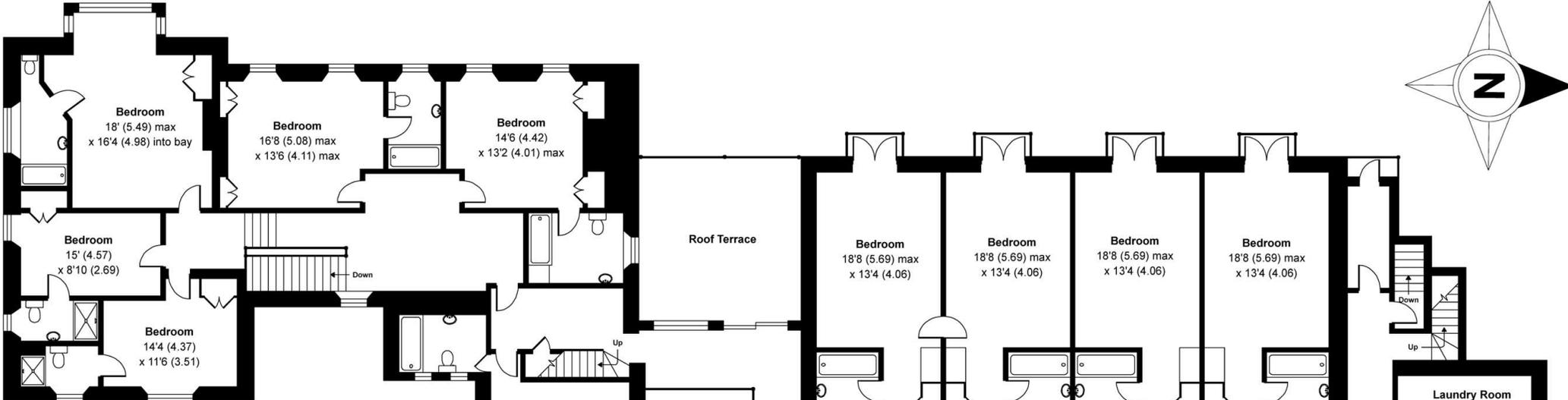
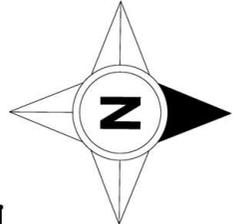


Outbuildings = 1334 sq ft / 123.9 sq m

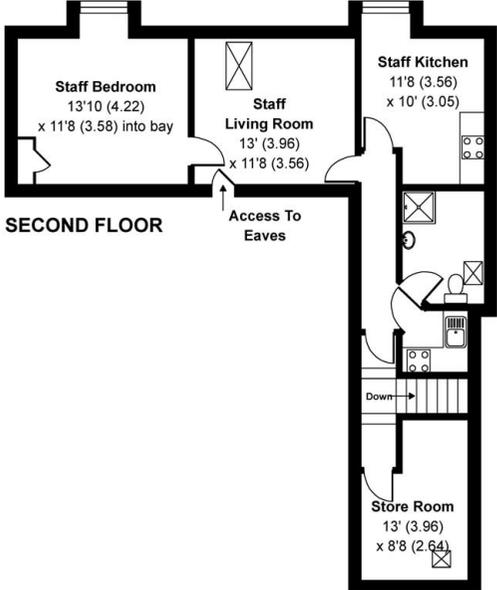
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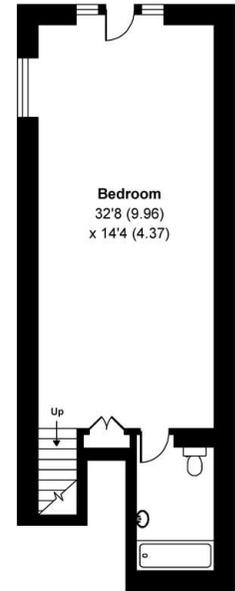
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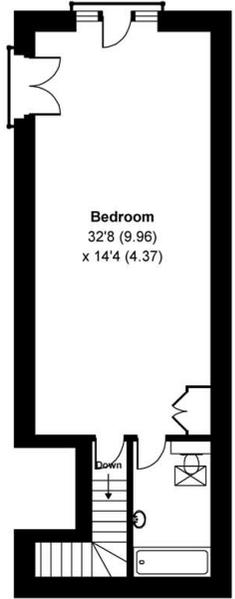
**FIRST FLOOR**



**SECOND FLOOR**



**GROUND FLOOR COACH HOUSE**



**SECOND FLOOR COACH HOUSE**



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