



Hornacott Manor

North Cornwall



An historic Georgian residence discretely positioned in the rolling countryside north of Launceston, this distinguished south-facing home offers exceptional space, privacy and energy-efficiency. Approached via a long drive and set within around 12 acres of enchanting woodland and paddocks, this characterful country house blends architectural heritage with rural serenity.





Hornacott Manor, Boyton, near Launceston, Cornwall, PL15 9RL

The location

Boyton nestles peacefully in the heart of the north Cornish countryside, just a short drive from the bustling market town of Launceston and within easy reach of the stunning north coast. Its proximity to Bude, a popular seaside town known for its beaches, surfing and coastal walks, adds a touch of coastal charm to the village's rural appeal.

Boyton offers a perfect blend of tranquillity and unspoilt countryside, with an active community that hosts regular events and gatherings, fostering a warm and welcoming atmosphere for those seeking the best of country living.

Surrounded by rolling hills, farmland, and woodlands, the village provides a serene lifestyle while remaining well connected to essential amenities. Despite its secluded feel, Boyton benefits from excellent transport links. The nearby A30 offers convenient access to Cornwall's coastline, as well as to Exeter and Plymouth for broader shopping, dining and cultural experiences.



The property

- Fine example of a Georgian residence that has been significantly enhanced and sympathetically maintained
- Hornacott Manor was once home to Goldsworthy Gurney, a prominent inventor during the 1830s known for his innovations in steam power and lighting, developing the 'Gurney Stove', widely used in large buildings. He also created one of the earliest steam carriages.
- Retained period detailing including elegant marble fireplaces in the main rooms, cast iron radiators, original oak floorboards, decorative plasterwork, original shutters, complemented by Gothic windows within the Victorian section of the manor, further enhancing the property's character.
- Bespoke kitchen with Chalon units and island, slate tops and an oak-topped island. Four-door Redfyre range oven featuring two hotplates and electric hob, Miele dishwasher and double Belfast sink
- Light and spacious dining room with a Heta woodburner
- Rear lobby leading to the boot room, utility room, pantry, WC
- Drying room housing the boiler and the extremely efficient Solar iBoost hot water system
- Charming sitting room, snug and remarkable drawing room, perfect for entertaining
- Stunning curved staircase with a halfway landing providing access to a study (part prepared for conversion into a family bathroom)
- Full landing flooded in natural light providing access to five bedrooms
- Spacious master bedroom with generous fitted storage, en suite bathroom and access to a small private first floor terrace
- Four further bedrooms (three en suite shower rooms)

The gardens and grounds

- Surrounding informal gardens
- Collection of outbuildings including a self-contained two-bedroom cottage/annex attached to the northeast corner of the main house, providing excellent additional accommodation
- Two-room workshop with two adjoining garages and two carports
- Attractive large walled garden with a productive kitchen garden and polytunnel
- Series of paddocks divided by stock fencing
- Two ponds and areas of woodland
- Around 12 acres in total

Tenure, services and material information

Freehold. Private water and drainage. Mains electricity. Solar panels with battery storage. Oil-fired central heating. The drive is privately owned by Hornacott Manor with contribution made by the three other properties who enjoy its use.

Council tax: band G

Broadband: Fibre to Cabinet (source: <https://www.openreach.com/fibre-checker>)



Energy Efficiency

The property has an EPC rating of B which for a period house of this nature is outstanding. This is because of its unique construction of a timber frame inner wall providing excellent insulation.

The current owners are very environmentally aware and have installed an impressive solar panel array of 65 units along with 42KW of storage. This is linked to a electric car charging station and supplementary hot water heating.

What3Words /// essential.grow.solved

Distances

Boyton – 2; Week St Mary – 6.3; Launceston golf course 6.3; St Giles on the Heath – 6.6; Widemouth Bay 11.5; Crackington Haven 14; Bude – 14; Bodmin Parkway Station 31; Plymouth – 31; Cornwall (Newquay) Airport 40; Exeter – 47; Truro – 53

(All distances are approximate and in miles)

Directions

From Launceston, take the B3254 to Boyton continuing for a mile until you reach a turning on the right into the gravel driveway. Continue down the drive for approximately 0.7 miles until reaching Hornacott Manor.





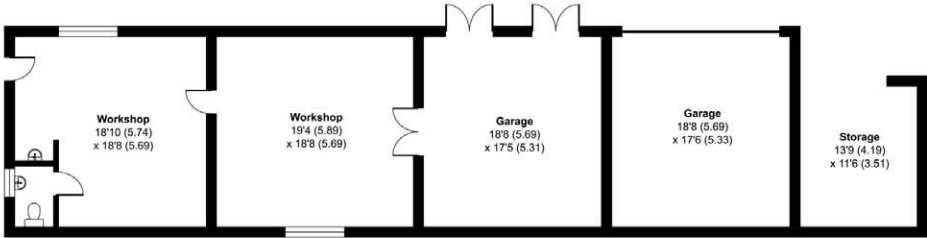
Hornacott Manor, Boyton, Launceston, PL15 9RL

Main House = 4959 sq ft / 460.7 sq m

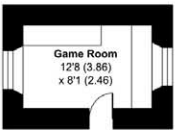
Total = 7628 sq ft / 708.6 sq m

(includes garage / cottage / outbuildings & excludes wood store)

For identification only - Not to scale

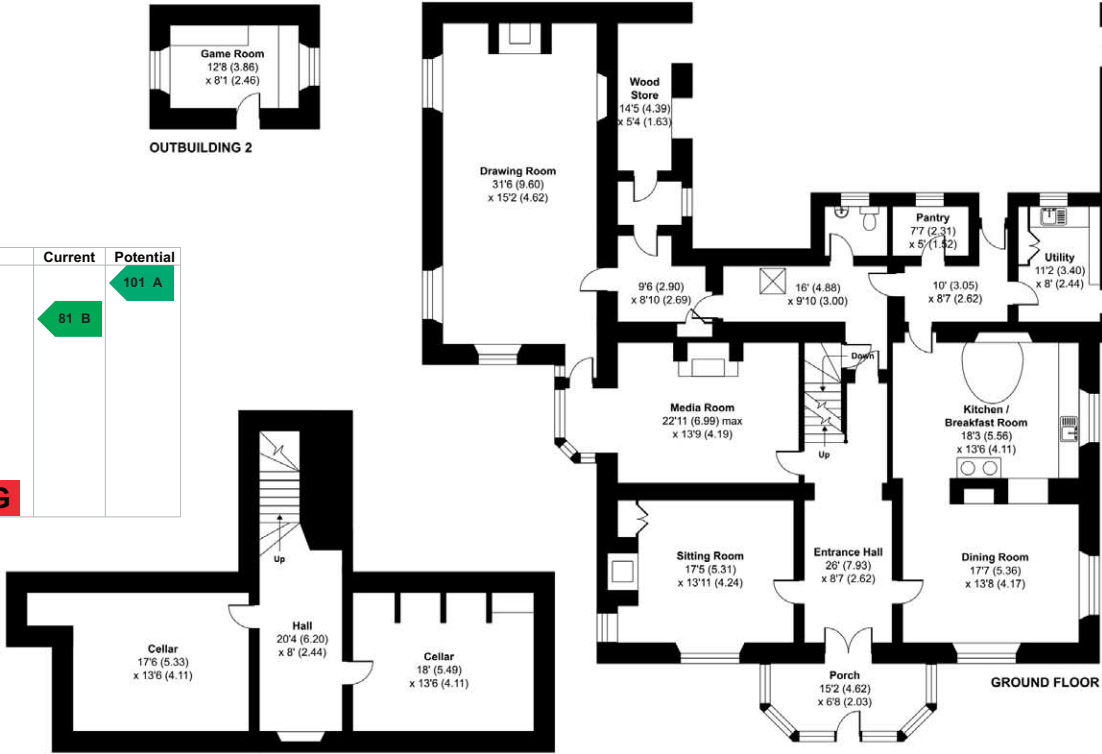


OUTBUILDING 1

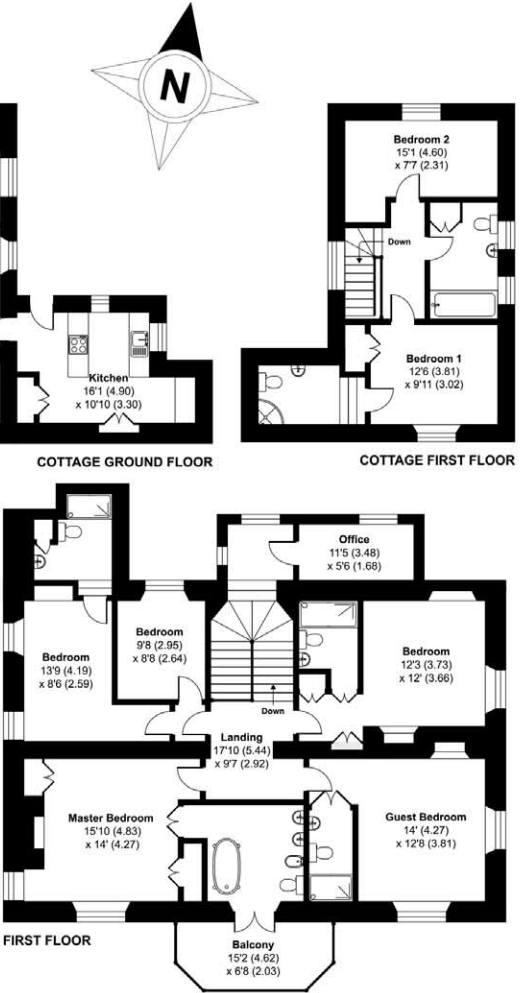


OUTBUILDING 2

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



CELLARS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Shore Partnership Limited. REF: 1364065

FIXTURES & 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.

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