

KIVELLS

Butterdon Mill

Merrymeet, Cornwall





Butterdon Mill

Merrymeet, Cornwall, PL14 3LS

Guide Price: £750,000

Substantial seven-bedroom detached residence set within approximately two acres

Exceptional opportunity for multi-generational living

Wealth of character features and generous living accommodation throughout

Extensive private grounds with mature gardens and open lawns

Outdoor swimming pool ideal for entertaining and family enjoyment



Description

An exceptional and substantial seven-bedroom detached residence of immense character and distinction, set within approximately two acres of beautifully established grounds, offering a rare opportunity for multi-generational living, lifestyle buyers, or those seeking potential to create two separate dwellings (subject to any necessary consents).

This remarkable home is rich in charm and character features throughout, blending generous proportions with endless versatility. The accommodation extends across an impressive footprint, providing extensive living and entertaining space ideal for growing families or those looking to create a truly bespoke residence.

Approached via a private setting, the property enjoys a commanding position within its grounds, offering both privacy and tranquillity. Externally, the estate is nothing short of outstanding, featuring a large detached garage, substantial outbuildings, and a delightful summer house, creating endless possibilities for leisure, hobbies, home working, or further development potential.

The grounds are a true highlight, with expansive lawns, mature trees, and a picturesque pond enhancing the idyllic setting. A superb outdoor swimming pool provides the perfect focal point for summer entertaining, while the enclosed tennis court adds a further touch of exclusivity and lifestyle appeal.

Offering exceptional scope and flexibility, this unique residence presents a rare chance to acquire a property of scale, presence, and remarkable potential in a stunning semi-rural environment. A truly special home where space, privacy, and opportunity combine to create an extraordinary lifestyle offering.



Accommodation

Wooden door with glazed panelling inset opening into:-

HALLWAY:

Doors off to ground floor rooms, built-in storage cupboard, stairs rising to first floor.

STUDY:

Wooden double glazed window to the side elevation, feature stone fireplace with slate mantle over, radiator.

BATHROOM:

Obscure wooden double glazed window to the side elevation, low-level W.C, pedestal wash hand basin with individual taps over, bath with panel surround and mixer shower tap, partially tiled throughout, built in storage cupboards, chrome heated towel radiator, radiator.

LIVING ROOM:

Dual aspect having wooden double glazed windows to both the front and side elevations, woodburning stove with stone surround, slate hearth and wooden mantle over, television point, wooden beams to ceiling, radiators.



Accommodation

KITCHEN:

Dual aspect having wooden double glazed window to the front elevation and wooden single glazed window to the side elevation, a range of fitted wall and base units with roll top work surfaces over incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, oil fired Aga, integrated four ring induction hob, integrated electric oven, space for free standing fridge, wooden beams to ceiling, wooden door with obscure glazed panelling inset opening to the front elevation.



UTILITY ROOM:

Ceramic Belfast sink with individual taps over and tiled splashback, space and plumbing for washing machine, space for freestanding freezer, space for tumble dryer, wooden door with obscure glaze panelling inset opening onto rear elevation, access to attic space via loft hatch.

SHOWER ROOM:

Obscure wooden double glazed window to the rear elevation, low-level W.C, wash hand basin with mixer tap and vanity storage below, corner shower cubicle with electric mixer shower and glazed shower door, built-in storage cupboard.



First Floor

Dual aspect having single glazed sash window to the rear elevation and wooden double glazed window to the front elevation, doors off to first floor rooms, access to attic space via loft hatch, radiator, built in storage cupboards, wooden beams to ceiling.

BEDROOM:

Wooden single glazed window to the side elevation, radiator.

BEDROOM:

Wooden double glazed window to the side elevation, radiator, wooden beam to ceiling.

BEDROOM:

Wooden single glazed windows to the rear elevation, radiator, wooden beams to ceiling, under stairs storage cupboard.

BEDROOM:

Wooden single glazed window to the front elevation, radiator, wooden beams to ceiling, door leading to:-

INNER HALLWAY

Wooden single glazed window to the rear elevation, wooden beam to ceiling, doors off to further rooms, stairs rising to second floor, wooden door leading out to the side elevation.



SHOWER ROOM:

Obscure wooden single glazed window to the side elevation, low-level W.C, wash hand basin with mixer tap over and vanity storage below, shower cubicle with electric mixer shower and glazed shower door, wooden beams to ceiling.

BEDROOM:

Wooden double glazed window to the rear elevation, radiator, electric radiator, built-in wardrobe space, wooden beams to ceiling.

SECOND FLOOR:

The second floor provides open plan living accommodation and is a wonderful area within the property that offers great versatility.

Enjoying an open plan living/kitchen on one level alongside two generously proportioned bedrooms. This floor offers the potential for ancillary accommodation to the main residence.

OPEN PLAN KITCHEN/LIVING ROOM

Wooden double glazed window to the side elevation, wooden Velux skylights to ceiling, fitted base units with roll top work surface over incorporating a stainless steel sink and drainer with mixer tap over, radiators, access to attic space via loft hatches.

BEDROOM:

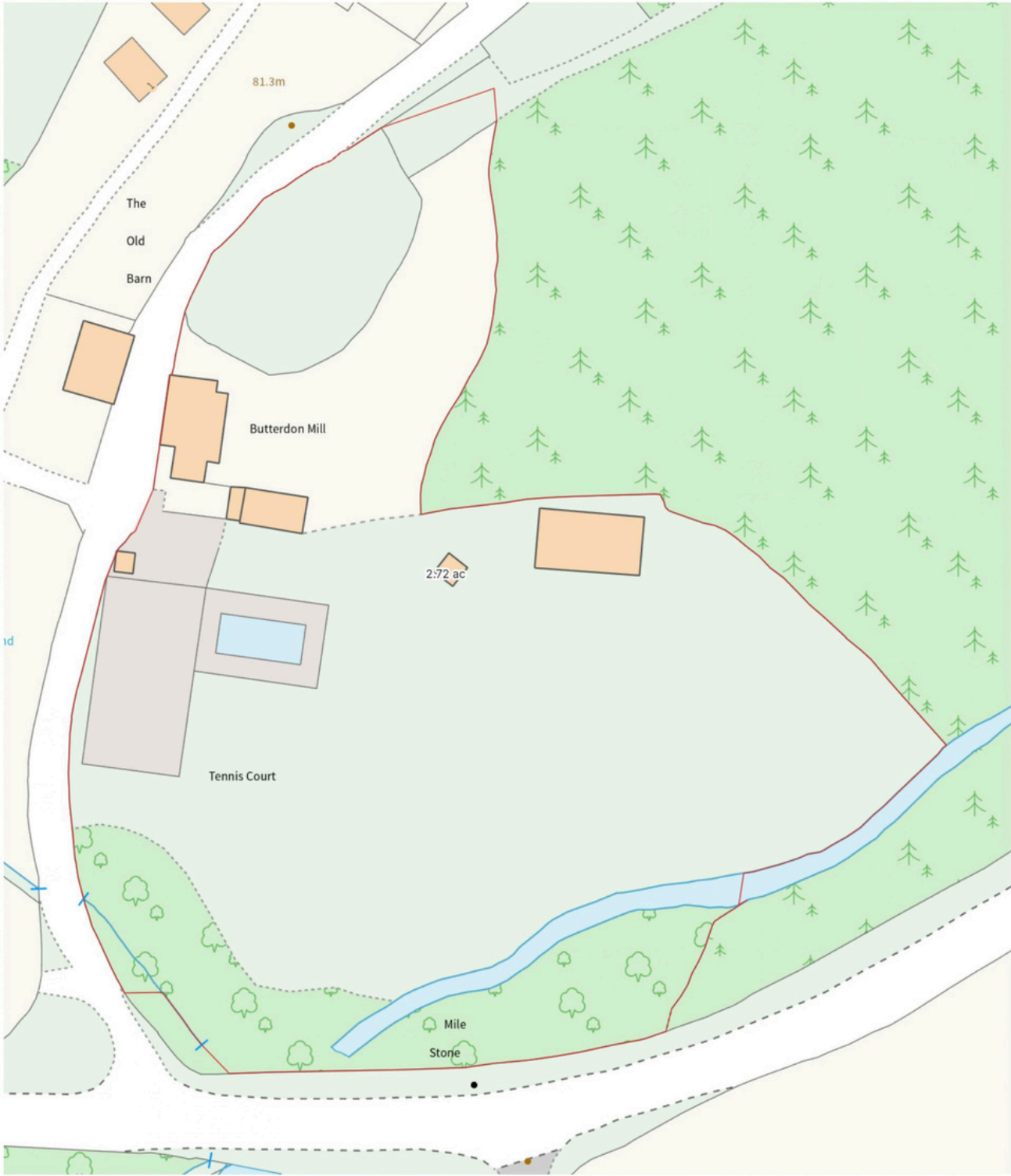
Wooden single glazed window to the side elevation, radiator, electric radiator.

BEDROOM:

Wooden double glazed window to the rear elevation, radiator.



Land Plan



Produced on Land App, Apr 28, 2026.
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20 m
Scale 1:752 (at A4)



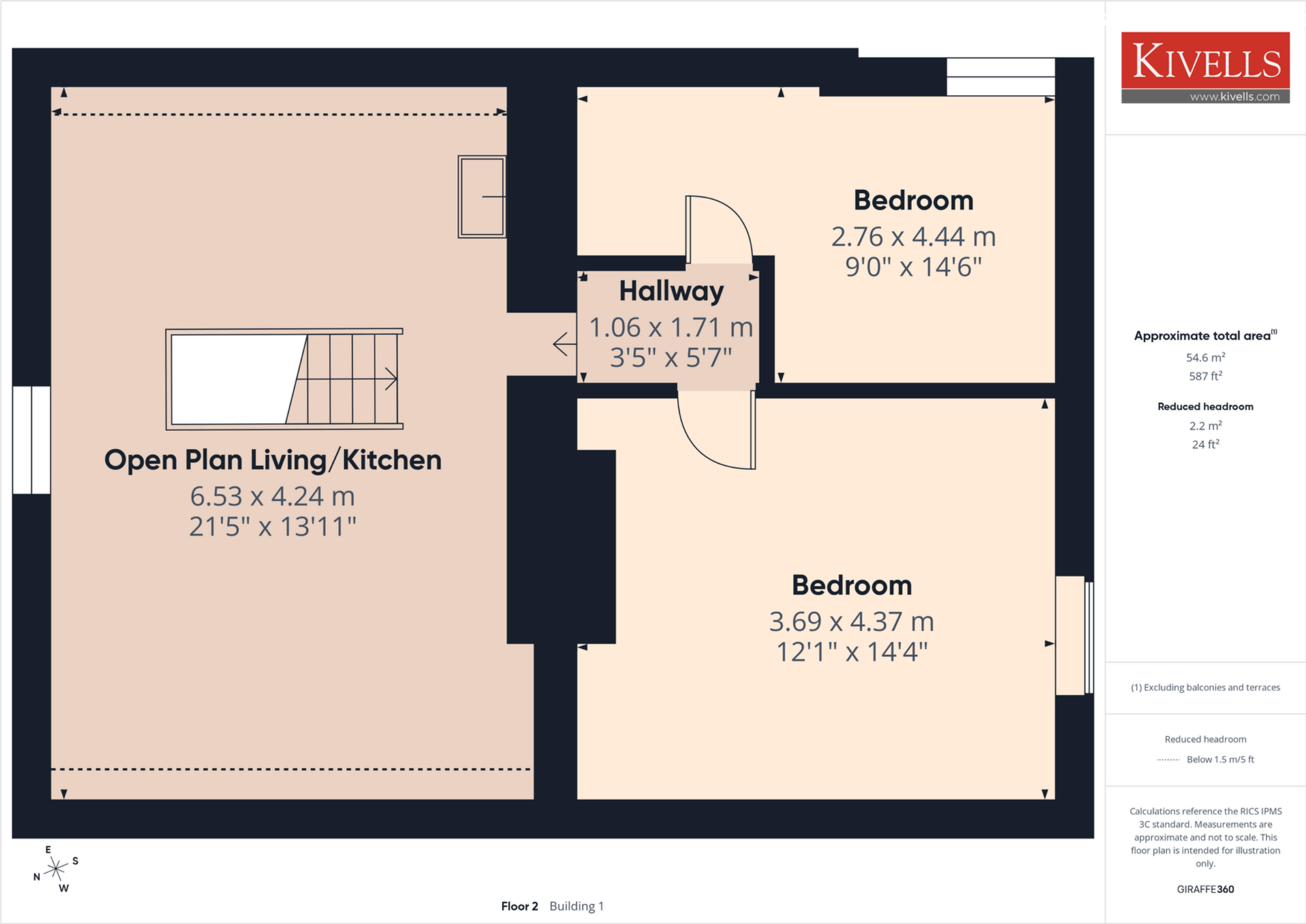
Floor Plan



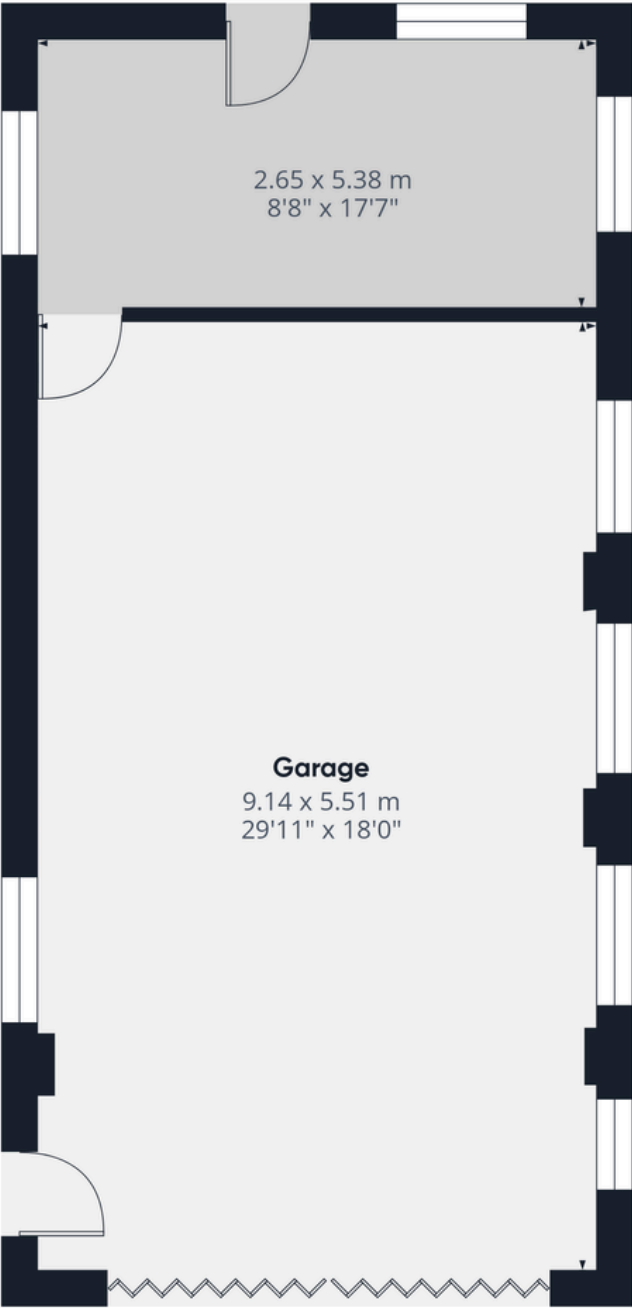
Floor Plan



Floor Plan



Floor Plan



Floor 0 Building 3

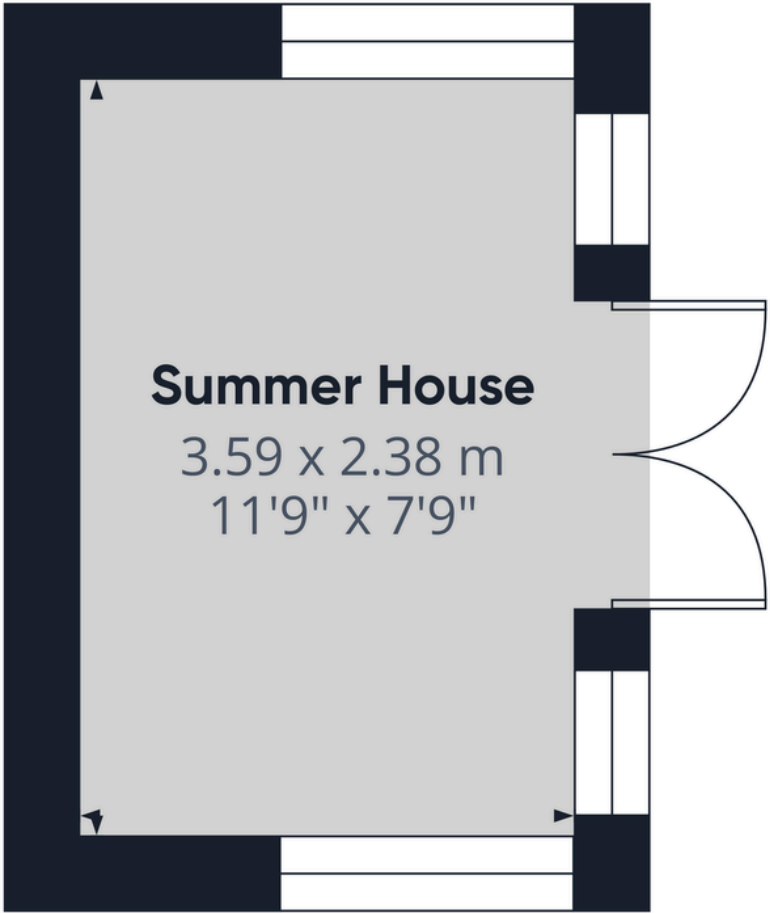


Approximate total area⁽¹⁾
64.9 m²
699 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0 Building 2



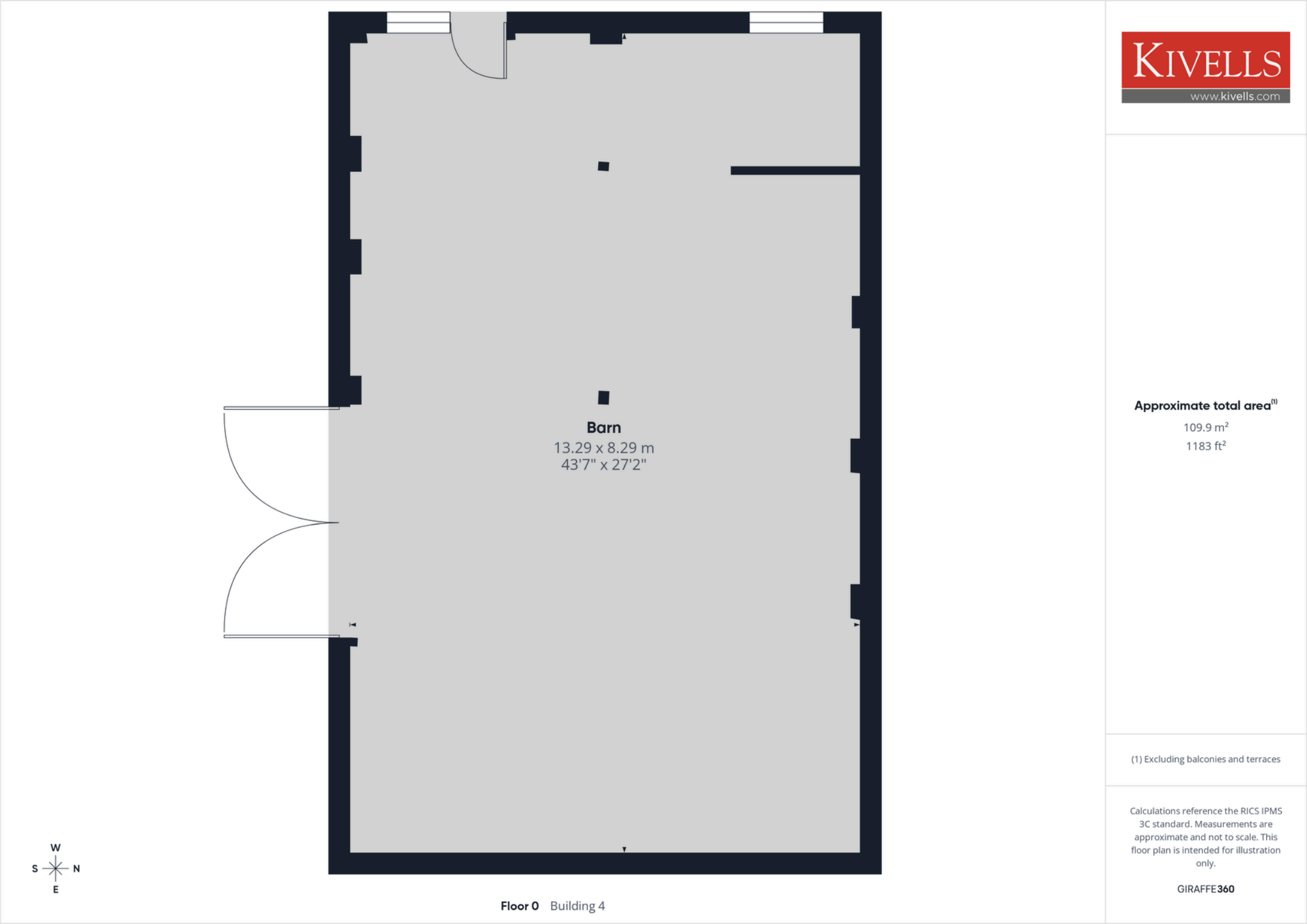
Approximate total area⁽¹⁾
8.6 m²
93 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor Plan



Outside

Outside, the property is approached via a private entrance leading to extensive parking and a large detached garage, all set within approximately two acres of beautifully maintained grounds. The gardens offer an exceptional blend of open lawns, mature trees, and established planting, creating a peaceful and private setting.

A superb outdoor swimming pool provides the perfect space for relaxation and entertaining, while the enclosed tennis court adds a rare lifestyle feature ideal for family enjoyment. Further enhancing the grounds is a charming summer house, versatile outbuildings, and a picturesque pond, all surrounded by expansive land that offers endless possibilities for recreation, gardening, or future enhancement. The outdoor space perfectly complements the scale and prestige of the property, delivering a truly impressive country estate feel.

Outbuildings

The property benefits from an impressive range of outbuildings, adding significant versatility and further enhancing the exceptional appeal of the estate. A substantial detached garage provides extensive storage and secure parking, while additional outbuildings offer excellent potential for workshops, studio space, hobby areas, or home business use. The charming summer house creates an ideal retreat overlooking the grounds, perfect for relaxation or entertaining. Together, these ancillary buildings provide outstanding flexibility, complementing the scale of the property and presenting a wealth of opportunities for a variety of lifestyle needs.





Additional Information

Useful Property Information

SERVICES:

Mains | Water | Electric | Private Drainage via a septic tank | Oil that supplies the Aga and Calor gas.

VirtualTour - <https://tour.giraffe360.com/f047cb096f9d40ee95a91a94d7d0bcaf>

DIRECTIONS:

What3words: securing.window.irony

EE RATING: E

COUNCIL TAX BAND: G

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