

Rohrs & Rowe

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The Old Mill Trerethern Farm, Padstow, PL28 8LE

Guide price £2,000,000

A truly unique and secluded lifestyle retreat, quietly located just moments from Padstow and the Camel Estuary. Tucked away in a serene wooded valley near the vibrant harbour town of Padstow, this exceptional property presents a rare opportunity to acquire a beautifully restored former mill house that offers both a tranquil lifestyle and excellent income potential. Recently extended with a striking contemporary addition, this picturesque retreat also includes a charming detached holiday cottage and three bespoke glamping pods — all set within a little under 1 acre of enchanting, wildlife-rich grounds.

At the heart of the property is the main residence: a seamless fusion of heritage charm and modern design. The original stone-built mill house exudes character, while the architect-designed, larch-clad extension with its sleek zinc roof introduces a crisp, contemporary aesthetic. These contrasting yet complementary elements are united by a dramatic glazed entrance hall, which also houses a staircase to the lower ground floor, where you'll find a large utility room and generous garaging.

The new extension is a triumph of modern architecture. Spanning two storeys, it features a spectacular 40-foot open-plan kitchen, dining, and living area. Dual sets of sliding glazed doors open onto a large south-facing terrace, ideal for entertaining, while French doors on the opposite side lead to a wide, three-quarter-length balcony overlooking a peaceful glade. A suspended wood burner provides both warmth and a striking focal point. The kitchen combines elegant cabinetry with a striking baby-blue Everhot range and premium appliances. A vaulted ceiling enhances the sense of space and light, complemented by engineered wood flooring throughout.



The original Mill House building offers the potential for four bedrooms across its two floors. The entire first floor is dedicated to a stunning principal suite with a vaulted ceiling, painted A-frame beams, and a luxurious en suite. Three further bedrooms are located on the ground floor and are served by a beautifully appointed family bathroom. These versatile spaces have also been used as a snug and hobbies room.

On the lower ground floor, accessed via the glazed link, are a well-equipped utility room, a cloakroom/WC, a large walk-in storage room, and an excellent integral double garage.

A short stroll from the main house is The Linhay — a characterful holiday cottage with an open-plan living, dining, and kitchen area. The bedroom and shower room are also located on the ground floor, with a staircase leading from the reception area to a charming first-floor loft room with a pitched ceiling, utilised as a sleeping deck. Currently a successful holiday let, The Linhay also holds potential as guest accommodation or for multi-generational living.

Further into the grounds, nestled among wildflowers and mature trees, are three bespoke glamping pods, each carefully positioned for maximum privacy. This magical setting is alive with birdsong, seasonal blooms, and sightings of local wildlife — from the hoot of owls to early-morning roe deer by the stream. The pods generate strong supplementary income, and alongside The Linhay, present a compelling lifestyle business opportunity.

Approached via a long private driveway, The Old Mill enjoys a wonderfully secluded setting with no passing traffic. The result is a rare sense of peace and privacy — a true sanctuary for families, pets, and nature lovers. Yet, despite its tranquillity, the culinary and cultural attractions of Padstow — including award-winning restaurants, boutique shops, and its historic harbour — lie less than a mile away.

Location

Enjoying a peaceful setting on the edge of Padstow, yet The Old Mil is just a five-minute drive from the harbour’s vibrant atmosphere. Padstow is one of the most desirable coastal towns in the South West of England. Famed for its picture-perfect harbour and sweeping views over the Camel Estuary, it has become a destination of choice for food lovers. Among its most celebrated restaurateurs are Rick Stein and Paul Ainsworth. Stein’s iconic Seafood Restaurant graces the harbourfront, while Ainsworth’s Michelin-starred No. 6 is tucked away on Middle Street. Padstow also boasts a wealth of excellent restaurants, welcoming pubs, and boutique shops, all lining its charming streets.

The property also lies close to the Camel Estuary and the Camel Trail

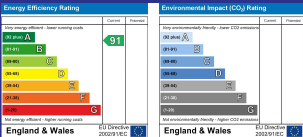
Path, offering outstanding opportunities for walking, cycling, and water sports. Homes of this calibre, combining lifestyle appeal with income potential, are exceptionally rare so close to Padstow — making this a truly outstanding opportunity for permanent residence, a multi-generational retreat, or a lucrative lifestyle venture.

Nearby, the award-winning Trevibban Mill Vineyard and the long-established Camel Valley Vineyard offer wine tasting and tours. Just 8 miles inland, the market town of Wadebridge provides a wider range of shops and services. The scenic Camel Trail, a much-loved walking and cycling route, runs along the estuary and connects Padstow to Wadebridge and beyond.

To the south lies the stunning coastline known locally as The Seven Bays — seven beautiful beaches offering a different setting to explore each day of the week. This part of Cornwall is celebrated for its dramatic scenery and exceptional lifestyle. Golfers can enjoy the championship course at Trevose in Constantine Bay, while across the estuary in Rock is the acclaimed St Enodoc Golf Club, ranked among the top 100 courses in the UK.

Services

Mains electricity. Private water and drainage. Solar roof panels for thermal hot water and photovoltaic electricity. Air source heat pump for heating.



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