

Rohrs & Rowe

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The Old Mill Trerethern Farm, Padstow, PL28 8LE

Guide price £2,000,000

An exceptional lifestyle property quietly positioned in a secluded wooded valley close to Padstow and the Camel Estuary. The Old Mill combines a beautifully restored former mill house with a striking contemporary extension, together with a detached holiday cottage and three bespoke glamping pods, all set within just under an acre of private grounds.

The principal house offers a compelling blend of period character and modern design. The original stone-built mill house retains its charm, while the architect-designed larch-clad extension with zinc roof introduces a bold contemporary element. These two parts are linked by a dramatic glazed entrance hall, which also provides access to the lower ground floor.

The contemporary extension forms the heart of the home, with an impressive 40-foot open-plan kitchen, dining and living space arranged to make the most of its setting. Sliding glazed doors open onto a large south-facing terrace, while French doors on the opposite side lead to a broad balcony overlooking the surrounding glade. A suspended wood burner provides a striking focal point.

On the lower ground floor are a utility room, cloakroom, generous walk-in storage room and an integral double garage, providing excellent practicality alongside the main living accommodation.

A short stroll from the house lies The Linhay, a charming detached holiday cottage with open-plan living accommodation, a ground floor bedroom and shower room, and a first-floor loft room currently used as a sleeping deck. It works equally well as guest accommodation, multi-generational living space or an established holiday let.

Further within the grounds are three bespoke glamping pods, carefully positioned for privacy within a wooded glade. Together with The Linhay, they provide excellent supplementary income potential and create a compelling lifestyle business opportunity.



Approached via a long private driveway, the property enjoys a rare sense of privacy and seclusion, while remaining less than a mile from the harbour, restaurants and shops of Padstow.

Location

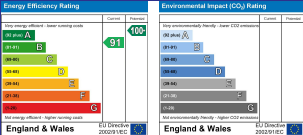
Enjoying a peaceful position on the edge of Padstow, The Old Mill combines privacy with excellent access to one of Cornwall's most sought-after harbour towns. Padstow is well known for its attractive setting on the Camel Estuary, its excellent restaurants and its wide range of independent shops.

The property also lies close to the Camel Estuary and the Camel Trail, providing superb opportunities for walking, cycling and water sports. Nearby Trevibban Mill Vineyard and Camel Valley Vineyard both offer tours and tastings, while Wadebridge is within easy reach for a wider range of everyday amenities.

To the south lies the stretch of coastline known as the Seven Bays, while both Trevoze and St Enodoc offer highly regarded links golf. The result is a property that combines privacy, lifestyle appeal and income potential in an exceptionally convenient north Cornwall setting.

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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