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**Jackie Stanley**  
 ESTATE AGENTS



Approximately 10 Acres of Pasture  
 Four Separate Parcels  
 Collection of Outbuildings  
 Rural Valley Position near St Mawgan Village  
 Approximately One Mile from Mawgan Porth  
 Far Reaching Countryside Views towards the Ocean at Mawgan Porth & Rural Inland  
 Excellent Development Potential Subject to Planning Consent

**Higher Winsor Farm, St Mawgan**  
**£450,000**

An interesting opportunity to acquire approximately 10 acres of open pasture with far reaching views across St Mawgan towards the ocean at Mawgan Porth & rural inland together with a number of substantial outbuildings/barns.

For further information about this property please visit our office or call us on

**01841 532555**



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Located on the edge of the sought after village of St Mawgan and just one mile from the revered sandy beach at Mawgan Porth is Higher Winsor Farm, an interesting opportunity to acquire approximately 10 acres of open pasture together with a collection of substantial outbuildings/barns. The location offers some far reaching views across the adjacent land towards the sea at Mawgan Porth and rural inland.

The land is currently divided into four separate parcels and equates to approximately 10 acres or 4.04 hectares while the boundaries consist of Cornish hedges with some live growth and stock fencing.

The first building is two storey with reduced ceiling height at first floor level. Part of the building is used for storage. The building is constructed from concrete with a concrete floor and a corrugated roof. The second building is a single storey concrete building attached to the first building with a mono pitched roof. This is thought to have been an old dairy tank house.

The third building is made of concrete block with part corrugated iron elevations, a corrugated roof and concrete floor currently used for storage. The fourth building is a timber pole building with a corrugated roof and open elevations to the front.

Subject to successfully obtaining the relevant planning permission and building regulation approval, the outbuildings have huge potential for development.

St Mawgan, a beautiful picture box perfect village has a post office, stores, village green and a beautiful 13<sup>th</sup> century church as well as an outstanding primary school.

Mawgan Porth is a hugely popular and sought after location in North Cornwall. The magnificent sandy beach is famous for water sports activities for surfers and bathers alike and there are also stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel, Jamie Oliver's Fifteen at nearby Watergate Bay and the esteemed Rick Steins Seafood restaurant in Padstow, just a few miles along the very scenic coast road. First class spa and recreational facilities are available within walking distance. The bay provides a range of amenities including a local store, cafes, public house, hotels, surf school and gift shops. There are also excellent local schools and transport links with Newquay Airport. St Mawgan, a beautiful picture box perfect village lies just over a mile away and has a Post Office, stores, village green and beautiful 13<sup>th</sup> century church as well as a revered primary school.

To find Higher Winsor Farm, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. When you approach Mawgan Porth, head down the hill towards the beach and turn left by the mini golf course. Follow this winding lane for approximately 1.5 miles and the entrance to the barns can be found on the right hand side just before the turning to St Mawgan. The postcode for satellite navigation is TR8 4EU.

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