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**Jackie Stanley**  
ESTATE AGENTS



Beautiful & Historic Detached Barn Conversion  
Three Bedrooms  
An Abundance of Traditional Features  
Beautiful Enclosed Gardens & Patio  
Ample Parking for Several Vehicles  
Excellent Letting Potential  
Convenient Location on the Outskirts of Padstow

**The Mowhay, Crugmeer**  
**£850,000**

Jackie Stanley's are delighted to bring to the market this elegant period detached cottage located in the sought after coastal hamlet of Crugmeer, offering three bedroom characterful accommodation, conveniently located on the outskirts of Padstow.

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

**01841 532555**



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Registered Office  
1 North Quay Padstow Cornwall PL28 8AF

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Registered in England 4991702

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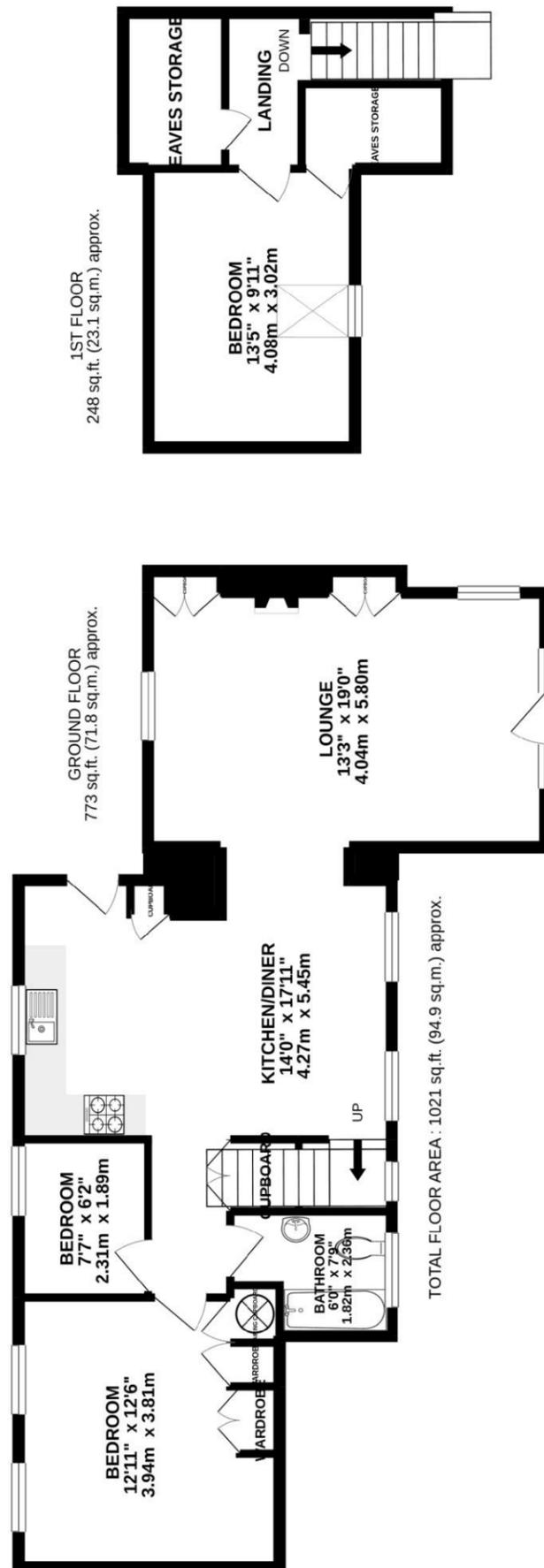
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The Mowhay is a characterful three bedroom detached cottage situated in a sought after coastal hamlet and convenient location on the outskirts of Padstow. Having been under the same ownership for three generations, the sale of The Mowhay represents a unique opportunity to purchase a property in the rarest of markets.

Formally a 19<sup>th</sup> century barn, our clients extended the property 15 years ago to its present size. Internally, the property has some wonderful noteworthy features which include a Cornish stone open fireplace and a tall vaulted ceiling in the kitchen/dining room. The ground floor comprises of a large kitchen/dining room complete with fitted kitchen cabinets and drawers, an inviting living room with the aforementioned Cornish stone open fireplace and shelves either side, a wonderfully appointed double master bedroom with fitted wardrobes, a second small double bedroom and a classic bathroom. The first floor has a third bedroom and plenty of eaves storage.

Outside there is a gorgeous private and enclosed sun trap patio and lawned garden bordered by Cornish stone hedging and mature shrubs. Beyond the rear boundary wall, the property currently leases a further piece of ground with views across the open countryside to the ocean in the distance. Gates on either side of the cottage lead to the front where off road parking is available for a couple of vehicles. Services to the property include mains water, electricity and private drainage.

The tranquil and sought after coastal hamlet of Crugmeer lays approximately 1.5 miles outside of the historic and picturesque fishing town of Padstow, located on the North Coast of Cornwall. This now world famous town offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On the Lawn and of course Rick Stein's esteemed Seafood restaurant. An Area of Outstanding Natural Beauty, there are several sandy beaches within 2 to 4 miles as well as the championship golf course at Trevoze. The town also has a supermarket and excellent Primary School. For more extensive shopping facilities, the thriving market town of Wadebridge is just 7 miles distant and offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay approximately 14 miles away.

To find The Mowhay, drive towards Padstow on the A389. On the outskirts of Padstow, turn left at the bend for the B3276 signposted to Harlyn Bay & Trevone and follow this road for approximately 0.5 miles. At the next junction, head straight over following signs to Padstow Farmshop. Follow the lane for approximately one mile towards Crugmeer passing the farmshop along the way. The Mowhay can be found along on the right hand side. The postcode for satellite navigation is PL28 8HN.

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