



**Jackie Stanley**  
ESTATE AGENTS

**The Granary**  
ST MAWGAN





- *Sympathetic Conversion*
- *Four Double Bedrooms, Two En-Suite*
- *Wood Burning*
- *Deceptively Spacious Three Storey Home with an Impressive Contemporary Interior*
- *Stone Built Detached Double Garage & Stone Garden Room*
- *Fabulous Private Walled Courtyard with Additional 0.38 Acres pf Lawned Gardens*
- *Outstanding Rural Position Close to the North Cornish Coast*



The Granary is a simply handsome building; a sympathetic conversion of a former nineteenth century mill set in splendid rural surroundings, close to St Mawgan village and just a short drive from the rugged North Cornish coastline, including Mawgan Porth.

This very special and individual property is arranged over three storeys exuding great original character with open beams, vaulted ceilings, and natural stone detailing. With four double bedroom contemporary accommodation, a private Mediterranean walled courtyard, a separate mature garden of approximately 0.38 acres, and a stone-built detached double garage, this property provides a grand range of accommodation. There is a wonderful bright and airy atmosphere throughout this residence due to the tall windows, tasteful decorations

which complement the tall vaulted ceilings, tastefully highlighted by the many exposed beams and rafters.

The entrance vestibule leads through into a wide reception hall with the downstairs cloak room positioned off the hall. Following through into the next space, a well-appointed kitchen incorporating a wide range of wall and floor mounted units with oak fronted doors, granite worktops, a range style cooker, wine cooler built into the sizable central island unit, space for washing machine and dishwasher, and an integrated eye level microwave. There are French doors leading to the private Mediterranean style walled courtyard garden beyond. The ground floor is complete with a generous reception room which the current vendors use as a dining room, with ample space for sofas and chairs in order to double as a relaxing open plan ground floor sitting room.

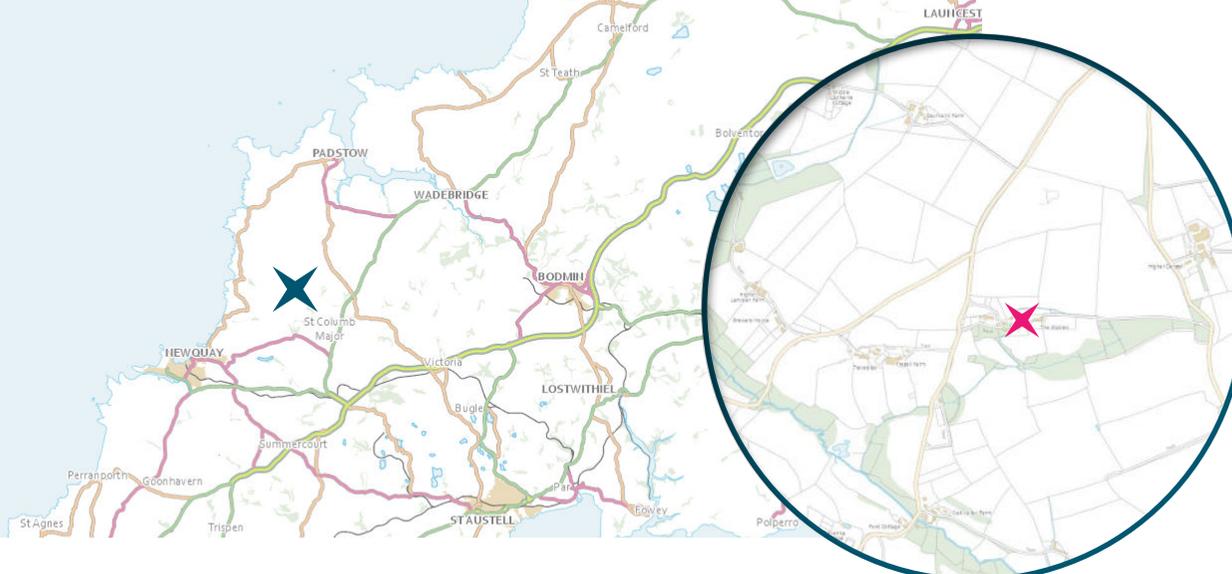
The first floor encompasses a wonderful size sitting room with glorious rural views, large wood burning stove to one end with bookshelves either side. The master bedroom is located on this level and has a unique feature of a freestanding bath slightly elevated on its own platform within the room. An en-suite shower room can also be found within the master bedroom.

There are three double bedrooms on the second floor, each with their own unique feel and character, exposed beams and vaulted ceilings. Two of the bedrooms on this floor have outstanding far reaching rural views of the Cornish countryside while one of the bedrooms benefits from a stylish en-suite shower room. Completing the accommodation is the family bathroom which features a freestanding bath, separate shower enclosure, a high ceiling and exposed beams.



**The Granary, St Mawgan**  
**Denzell Mill, TR8 4HD**  
£875,000 guide

t: 01841 532555  
 e: sales@jackie-stanley.co.uk  
 1 North Quay  
 Padstow  
 Cornwall  
 PL28 8AF



Externally, there is gravelled driveway parking for multiple vehicles with a generous detached stone built double garage with slate roof and up and over doors. There is a side access door providing easy access to the house. The side of the property has a fabulous private enclosed walled garden with a Mediterranean ambience which is either accessed from the drive or French doors from the kitchen. There are separate formal gardens on the right of the entrance drive which measure approximately 0.38 acres. This forms an extensive area of lawn which has been landscaped and planted with an abundance of eclectic plants, shrubs and trees. Services to the property include mains electricity and water, private drainage and a calor gas central heating system.

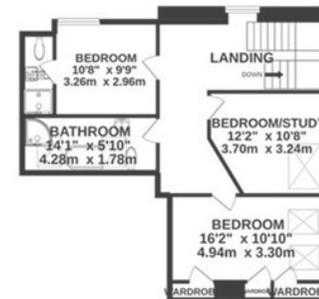
The Granary is one of considerable merit and we at Jackie Stanley highly recommend a visit to appreciate the wonderfully peaceful location and quality of property on offer.

The Granary is located in a rural position on the edge of the sought after village of St Mawgan, just three miles from the revered coastal hotspot at Mawgan Porth. 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 a well regarded primary school. Mawgan Porth is now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlett and Bedruthan Hotel. The bay provides a range of amenities including a local store, cafés, various eateries, The Merrymoor public house, surf school and gift shops. Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles distant. Well situated for ease of transport, The Granary is less than a 15 minute drive off the main A30 and less than three miles from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is an approximate 30 minutes drive away with routes into London Paddington.

To find The Granary, follow the A389 out of Padstow for approximately seven miles before turning right onto the B3374 signposted to St Mawgan. Follow the road for approximately 1.2 miles and then turn left. After half a mile at the next junction, turn left following the sign for St Columb Major. Now follow this road for approximately 0.7 miles and the entrance to Denzel Mill can be found on the right hand side. The Granary can be found at the end of the long, treelined driveway. The postcode for satellite navigation is TR8 4HD.

*"A simply handsome and sympathetic conversion of a nineteenth century mill"*

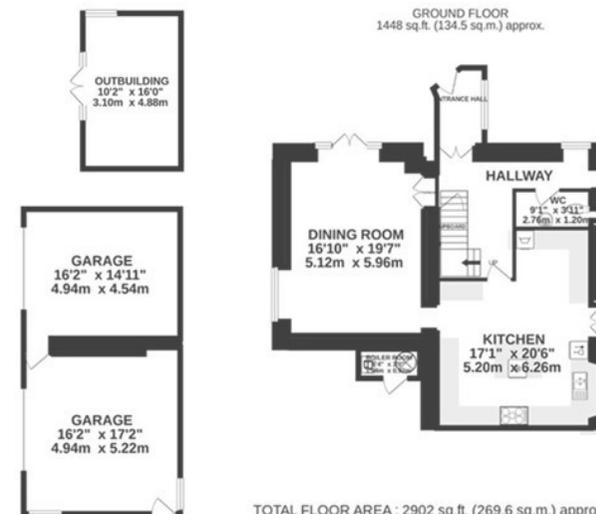
2ND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



GROUND FLOOR  
1448 sq.ft. (134.5 sq.m.) approx.



TOTAL FLOOR AREA: 2902 sq.ft. (269.6 sq.m.) approx.