



Mowbray

CRUGMEER



Jackie Stanley
ESTATE AGENTS



- *Elegant Period House Dating back to the 1840's*
- *Sea & Estuary Views*
- *Tranquil Sought After Coastal Hamlet*
- *Five Minutes from Picturesque Padstow & the Seven Bays*
- *Four En-Suite Double Bedrooms*
- *Abundance of Traditional Features*
- *Beautifully Maintained Formal Gardens*
- *Separate Orchard with Potential & Detached Garage*



Jackie Stanley are delighted to bring to the market Mowbray, an elegant period semi-detached house dating back to the 1840s. Nestled in the sought-after coastal hamlet of Crugmeer, the property offers four en-suite double bedrooms and a wealth of original character, all within just a five-minute drive of the vibrant harbour town of Padstow and the stunning beaches of the North Cornish Coast.

Mowbray is a charming period home, full of historic character and original features. Upon entering, you are greeted by elegant living spaces with high beamed ceilings, slate and stripped wood floorboards and beautiful parquet flooring, creating a warm and inviting atmosphere.

The main living area enjoys dual-aspect windows and direct access to the garden, creating a bright and welcoming space. The existing fireplace houses a disused gas fire, offering the potential to install a wood-burning stove for added character and warmth.

Adjacent to this is a generously sized double bedroom with an en-suite shower room and private garden access. This versatile room could serve as a guest suite, studio annexe, or a dedicated home office.

The kitchen is a true feature of the home, built from reclaimed red brick with adjoining utility room, combining period charm with modern functionality.

Up on the first floor, the property boasts three generous double bedrooms, each with its own en-suite bathroom, offering comfort and privacy. Throughout the home, original features such as stripped wood floors, period joinery and traditional detailing showcase its historic character. Outside, the formal gardens are beautifully maintained and enclosed, providing a tranquil and private setting. Mature planting, manicured lawns, and charming pathways create a backdrop for outdoor entertaining and relaxation. An attractive Colonial-style covered

Mowbray, Crugmeer, PL28 8HN

£1,250,000 guide



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porch, perfectly positioned to face south, provides an idyllic spot to sit and enjoy the sunshine. Under a separate title deed, Mowbray benefits from a further garden and orchard enclosed by traditional Cornish stone wall boundaries. This delightful space includes a generous lawn and a variety of productive fruit trees, creating a tranquil and private retreat. Subject to obtaining the necessary planning permissions, there is also the exciting potential to construct a separate dwelling away from the main house, offering significant scope for buyers seeking multi-generational living, investment, or development opportunities.

Mowbray is a rare opportunity to acquire a historic home of distinction, combining traditional period character, modern functionality, and a superb coastal and countryside setting.

Services to the property include mains water and electricity, private drainage and an oil fired central heating system. EPC rating F. Council tax band D. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile coverage.

Mowbray is enviably situated less than two miles from the historic and picturesque fishing town of Padstow, famed for its charming harbour, boutique shops, and exceptional dining scene. From Michelin-starred Paul Ainsworth at No.6, to the relaxed ambiance of Prawn on the Lawn and Rick Stein's world-renowned Seafood Restaurant, Padstow is a culinary destination within easy reach. For those who love the outdoors, the property lies within five miles of some of Cornwall's most celebrated beaches, including Trevone Bay, Harlyn Bay, Constantine Bay, and Treyarnon Bay. Each offers golden sands, safe bathing, excellent surfing, and miles of breathtaking coastal walks. Surrounding open countryside enhances the sense of tranquillity, with endless opportunities for walking, cycling, and exploring. Just nine miles away, the thriving market town of Wadebridge offers a fine selection of independent shops, supermarkets, a cinema, sports facilities, and primary and secondary schools. Excellent transport connections are close at hand, with Bodmin Parkway railway station 18 miles distant providing direct services to London Paddington, and Newquay Airport just 10 miles away offering domestic and international flights.

To find Mowbray, 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. At the top of the hill, turn right and Mowbray can be found along on the right hand side. The postcode for satellite navigation is PL28 8HN. What3words: panels.breathing.rebounded

