



The Old Sawmills







The Old Sawmills

Golant, Cornwall, PL23 1LW

An iconic waterside home & recording studio set on the River Fowey in a tidal creek amidst 32 acres of woodland

- Idyllic waterside location
- Only accessible by boat or on foot
- 7 Bedrooms (3 en-suite)
- Inner and outer pontoons
- Freehold
- Historic home & legendary recording studio
- 32 Acres of attractive woodland
- 2 Reception rooms
- Detached 2 bedroom lodge
- Council Tax Band A

Guide Price £1,950,000

Stags Truro

61 Lemon Street, Truro, TR1 2PE

01872 264488 | truro@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The Old Sawmills enjoys a secluded setting on the western bank of the River Fowey, overlooking a tidal creek and within an Area of Outstanding Natural Beauty. Positioned between the village of Golant and the popular coastal town of Fowey, there is direct access to a wide range of water-based activities including sailing, kayaking, paddle boarding, and fishing.

Surrounded by scenic woodland walks, some starting directly from the property, The Old Sawmills is around half a mile by boat to Golant, a charming estuary village with a well-regarded pub. Fowey, just over a mile by water, is a thriving harbourside town with boutique shops, restaurants, and excellent sailing facilities. This picturesque part of Cornwall inspired writers such as Daphne du Maurier, who lived and wrote on the opposite side of the river. The surrounding coastline and countryside are largely protected by the National Trust, offering stunning walks and views.

Transport links include rail services to London from Lostwithiel, Par, and St Austell, good road access via the A38/A30, and flights from Newquay Airport.

HISTORY

The creek at The Old Sawmills is steeped in history, from its medieval roots to its fame as a recording studio. There is evidence of early settlement and the site is mentioned in the Domesday Book.

In the early 1900s, the area was almost certainly to have inspired Kenneth Grahame's *The Wind in the Willows*. A 1907 river picnic in the creek almost exactly matches the setting described in the novel's opening chapter. Grahame was also known to regularly visit Fowey and was married in the local church in 1899. During both World Wars, The Old Sawmills played a role. The surrounding Ancient Woodland was coppiced for WWI trench timber, and in WWII, the American Army used the site to prepare for D-Day, even building a hydroelectric system and cookhouse - parts of which remain visible.

The most iconic chapter of The Old Sawmills' history began in 1974 with the launch of Sawmills Studios, one of the UK's first residential recording studios. It quickly gained legendary status, attracting artists such as Oasis, Muse, The Verve, Supergrass, the Stone Roses, and Robert Plant - to name just a few. Landmark albums like *Definitely Maybe*, *In It for the Money*, and *Origin of Symmetry* were recorded here, firmly establishing the studio's place in music history. As Britpop enjoys a revival and the 30th anniversary of *Definitely Maybe* is celebrated with a commemorative tour, the studio remains a cherished location for fans and musicians alike.

THE PROPERTY

To be sold on the open market for the first time in over 50 years, The Old Sawmills is a truly unique and secluded waterside property set in enchanting woodland on the banks of a tidal creek near Fowey. Accessible only by boat or on foot, it offers outstanding character and potential in one of Cornwall's most idyllic waterfront settings. A fabulous home that combines historic roots with international music heritage.





MAIN HOUSE - The property is entered via a generous conservatory with panoramic views of the creek and surrounding woodland. French doors lead to a raised terrace, ideal for outdoor dining. The heart of the home is a spacious open-plan kitchen/living room featuring vaulted ceilings, exposed beams, a wood burner, and large picture windows capturing the water views. The ground floor includes four bedrooms, two with en-suite shower rooms. One also features a wood burner. A stylish family bathroom with a claw-foot bath, utility room, and boot room complete the ground level. Upstairs are three further bedrooms. One bedroom has an en-suite with a walk-in rain shower, and there is an additional family shower room. All but one of the seven bedrooms benefit from creek views.

RECORDING STUDIO - On the lower ground floor lies the renowned Sawmills recording studio, accessed via a control room with WC. The studio includes a main recording space with Juliet balcony and a separate vocal booth - each with creek views. Studio equipment available by separate negotiation.

THE LODGE - The detached, timber-clad Lodge is accessed via a path from the main house. Set within its own private garden, it offers potential as a holiday let or guest accommodation. It features an open-plan kitchen/living/dining area with wood burner. There are two bedrooms and a shower room with a walk-in shower.

GROUNDINGS & OUTBUILDINGS

Accessed by boat, The Old Sawmills offers a picturesque arrival via a private pontoon near the main house. A path leads through mature flowerbeds up to the property. A level lawn between the house and the creek provides a perfect setting to relax and take in the spectacular surroundings. A second pontoon, located outside the creek on the main river, offers 24-hour access to Fowey by boat. The property also benefits from an estuary mooring.

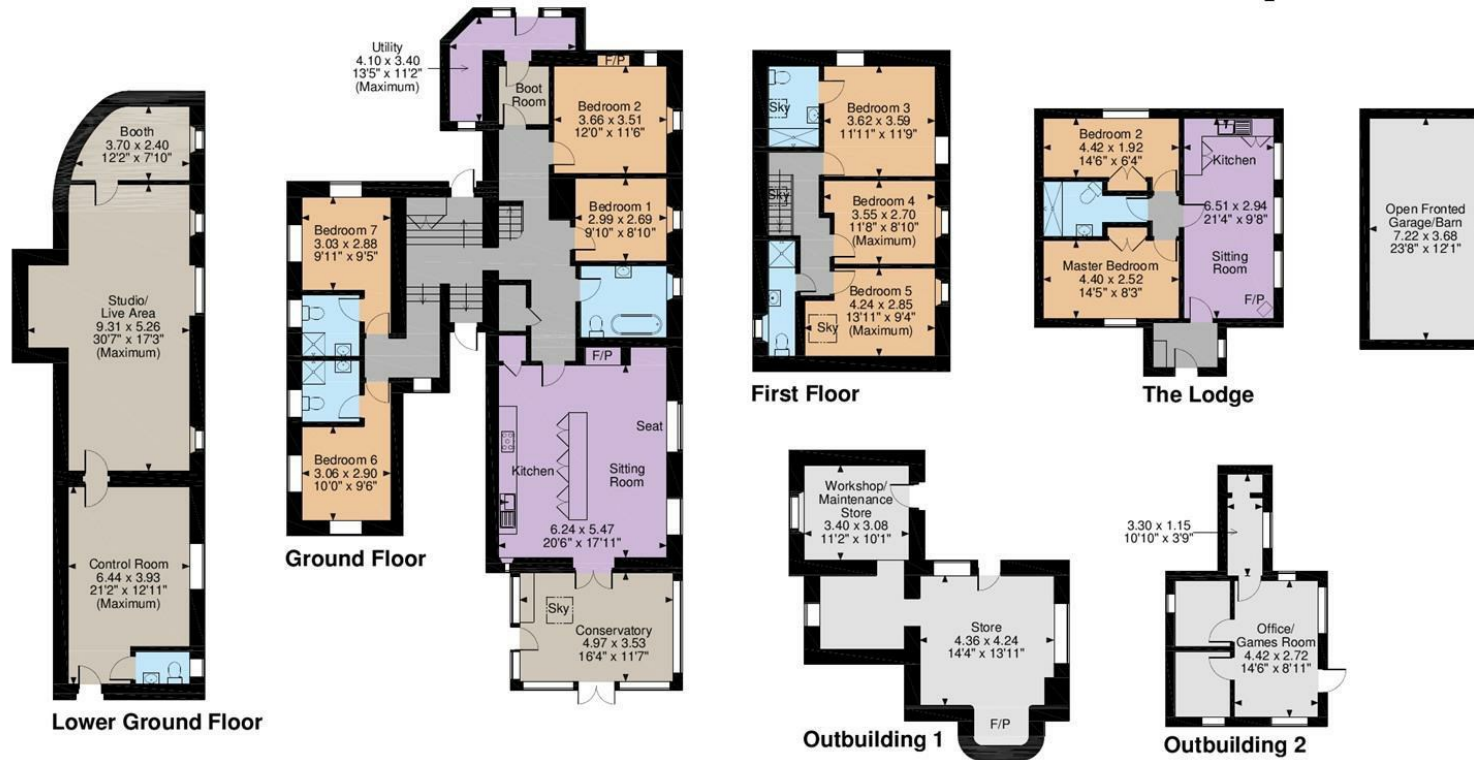
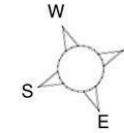
The grounds extend to approximately 32 acres, mostly comprising established woodland with oak, chestnut, holly, ash, and beech trees. A stream flows into the original mill pond and down to the creek, where the remains of the medieval quay are still visible. A timber gazebo - built from wood sourced on the land and sited on the original concrete foundations of the US Army occupation - offers serene water views. Within the gardens are two open fronted sheds that serve as good useful storage and for firewood. In addition, there are two timber cabins, one with three rooms, currently used as a workshop and stores and the other with four rooms, currently used as a games room and stores. Both have been used as additional self-contained accommodation in the past and have power, water, and drainage.

SERVICES

Mains water and electricity. Private drainage. A public footpath passes through the woodland to the west of the house. Mobile coverage is variable outdoors (Ofcom). The vendors utilise the Starlink system for internet access.



The Old Sawmills, Golant, Fowey
Main House internal area 3,135 sq ft (291 sq m)
Open Fronted Garage/Barn internal area 286 sq ft (27 sq m)
Outbuildings internal area 699 sq ft (65 sq m)
The Lodge internal area 561 sq ft (52 sq m)
Total internal area 4,681 sq ft (435 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8362191/DBN



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



