

LANCEFIELD HOUSE

PADSTOW



JB ESTATES

EST. 1971

Lancefield House

10 St Saviours Lane, Padstow, PL28 8BD

Situated along the iconic St Saviours Lane, close to Prideaux Place, Lancefield House is an elegant Regency-style home with Camel Estuary views and a lush, verdant garden. Dating back to the 1840s, this beautifully appointed Grade II listed home is arranged over three floors and is elevated above Padstow and its Harbour yet only a short walk to all the local amenities.

- Four beautifully appointed bedrooms, two with en-suites, a family bathroom and a downstairs shower room and WC.
- Two immaculately presented reception rooms, and a large kitchen/dining room with French doors leading to the south-facing sun deck, terrace, and immaculately landscaped walled garden.
- Positioned close to Padstow's historic landmark Prideaux Place and overlooking the Deer Park, the herd of fallow deer is thought to be one of the oldest herds in the country.
- Camel Estuary, Harbour and Deer Park views, only a short walk to the Harbour and the beach. A peaceful haven yet moments from all Padstow has to offer.
- A large basement/wine cellar with potential to further enhance or develop.
- Driveway parking and access to the single attached garage to the front.
- Totalling approximately 3,107 sq. ft (288.6 sq. m). EPC Band D.

Padstow Harbour 0.2 miles, Newquay Airport 8.7 miles, Bodmin Parkway Station 16 miles, Truro 24 miles, Exeter 70 miles

Viewings by appointment only

FREEHOLD





LANCEFIELD HOUSE:

Originally built for the Prideaux-Brune family, Lancefield House is a detached Grade II-listed historic property that has been meticulously renovated by its current owners. Finished with intricate attention to detail, this Regency-style home blends contemporary features while retaining its original character and charm. The property is arranged over three floors, with the benefit of a large basement, which acts as a wine cellar and store, with the potential to be further enhanced. Elevated on its plot, Lancefield House enjoys estuary views looking across a magical and established garden expertly planted with flowering perennials, shrubs and trees that provide year-round interest. Gravelled paths cut through to tranquil seating areas, and a small pond, while closer to the house, a patio terrace with an arched pergola provides a fantastic vantage point over Padstow.

LOCATION:

Padstow is a picturesque fishing port renowned for its culinary scene, thanks to celebrity chef Rick Stein, who has several restaurants here and more recently, by Paul Ainsworth's No 6 restaurant. Situated on the Camel Estuary, this vibrant working harbour has been in use since 2,500 BC and today Padstow is home to many restaurants, cosy tearooms, bistros, welcoming pubs, local shops & galleries, making it a must-see foodie destination and tourist attraction! The area is rich in natural beauty including Stepper Point, and wonderful golden sandy beaches to explore such as St George's Cove, Tregirls beach (Hawkers Cove) and Butterhole, as well as the glorious 7-Bays that lie between Padstow and Newquay. From Lancefield House there is a footpath out onto the cliff path and down to the beaches. From Padstow there are many scenic walks out to Stepper Point, including the start of the Saints Way that crosses mid Cornwall to Fowey on the south coast. Padstow is also the end point of the Camel Trail, a fantastic bridleway, cycling and walking footpath that travels along the river Camel and passes through Wadebridge to Bodmin. There is a regular foot ferry across the estuary to Rock where you can pick up the Southwest Coast Path to Daymer Bay, Polzeath and beyond. Most everyday shopping requirements can be met in Padstow, but Wadebridge's market town is only eight miles distant.





THE ACCOMMODATION:

Set over three floors, the accommodation includes,

Lower Ground Floor: Internal stairs lead down to the large wine cellar with exposed stonework and slate flooring, which continues into the separate store area | Door to a subterranean fernery under reinforced glass, and visible from the driveway.

Ground Floor: Entrance porch leading to a spacious hallway with an elegant sweeping staircase | Sitting room with original fireplace and views across the town and estuary | Separate snug/library | Open plan kitchen, dining room with French doors out to the patio terrace and garden | Rear hall with concealed cloakroom and utility area with bespoke cabinetry | Boot room with stained glass windows and external door | Shower room.

First Floor: Principal en suite bedroom with Harbour, town and coastal views | Guest suite with en-suite shower room and estuary views | Two double bedrooms both overlooking the Deer Park | Family bathroom with twin basins, shower and freestanding tub.

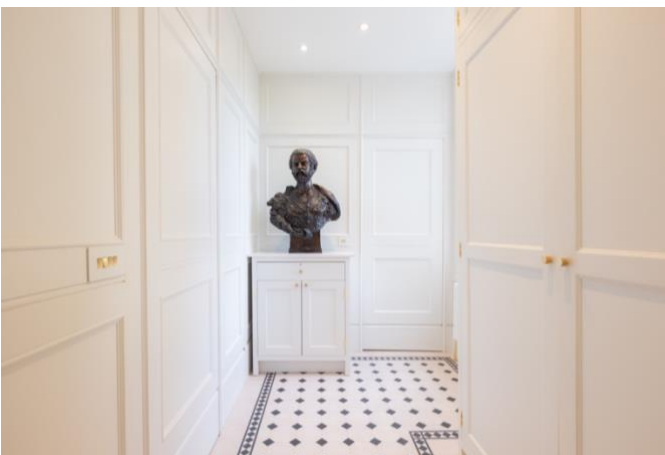
OUTSIDE:

Accessed via a quiet no-through lane in a conservation area that borders the eastern end of Prideaux Place Deer Park, the property has private driveway parking for two cars and an attached single garage and entrance porch. To the rear, there is an elevated sun deck and patio terrace providing a sun-soaked seating area alongside a pretty, domed pergola. The suntrap walled garden offers a veritable oasis including a lawn, a small pond, and dense beds of planting criss-crossed by pathways that lead to secluded seating areas. There are views of the Camel Estuary from both the garden and terraces, and as night falls, garden lighting transforms the magical space for evening entertaining.

SERVICES:

Mains gas central heating, electricity, water and drainage.

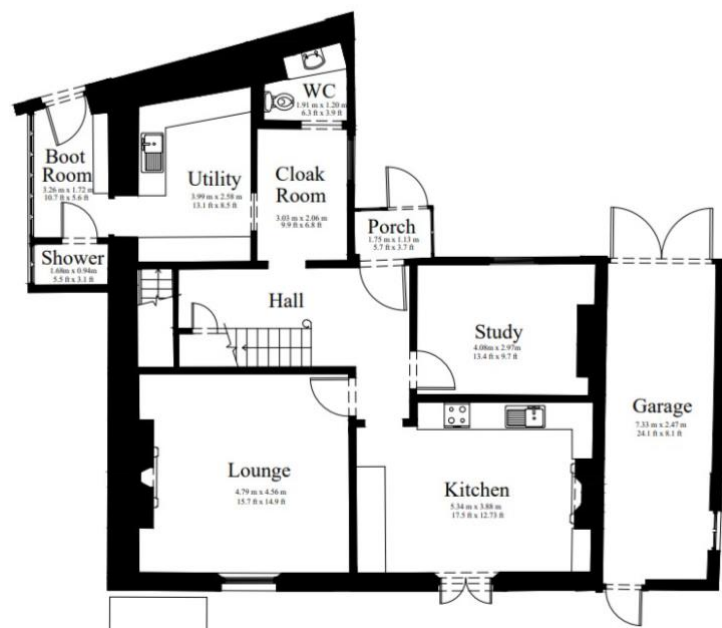
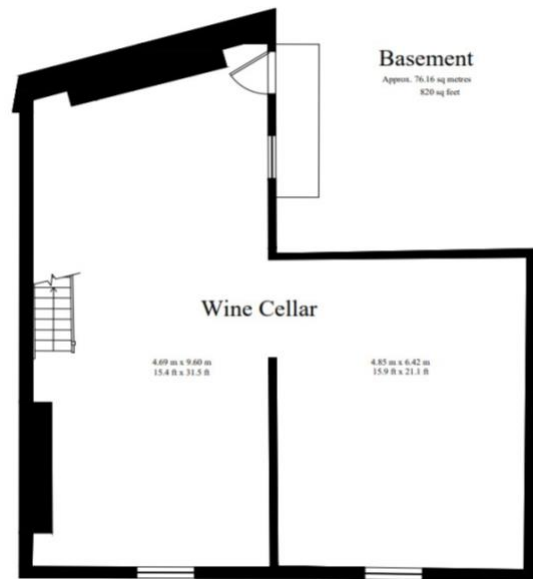






Floor Area approximately 3,107 sq. ft (288.6 sq. m)

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