

ROCK VIEW & LOWEN | ST ISSEY



JB ESTATES

EST. 1971

ROCK VIEW & LOWEN

Higher Halwyn, St Issey, PL27 7QL

Nestled in north Cornwall's rugged and unspoilt countryside, these two immaculate stone barn conversions form part of the luxurious Trevear Farm Estate, situated close to Padstow and the Camel Estuary. Completely remodelled in recent years, both detached properties have been finished to an exceptionally high standard with reverse living layouts to make the most of the stunning views across the Camel Estuary towards Rock. The properties are currently independent holiday lets and can be used together or separately offering much flexibility.

Rock View is an impressive four-bedroom, four-bathroom property that has been sympathetically extended and renovated throughout with high ceilings, exposed stonework and slate floors. With picture windows perfectly framing the breathtaking views, it offers extensive lateral living spaces ideal for relaxing and entertaining. The stunning bespoke kitchen has bi-fold doors that lead out to a sun deck for outdoor dining, with steps down to the enclosed garden below. Set in extensive grounds totalling 1.7-acres including landscaped gardens, a lockable bike store and a pond, Rock View also has shared use of a paddock with its neighbouring property, Lowen.

Lowen is a stylish and characterful 3-bedroom, 3-bathroom property laid out across two floors. Floor-to-ceiling doors off the first floor living space can be opened onto the full-length terrace, with external steps leading down to the private heated outdoor swimming pool. The well-appointed bedrooms and bathrooms are located on the ground floor along with a laundry room. Lowen offers plenty of outdoor space with multiple terraces and private driveway parking for several cars/boats.

In all approx. 5,547 sq. ft (514 sq. m) excluding "bike shed" barn | 1.7- acres grounds.

Offers In Excess Of: £3,000,000

FREEHOLD

Viewings strictly by appointment via John Bray Estates
01208 862601 | sales@johnbrayestates.co.uk





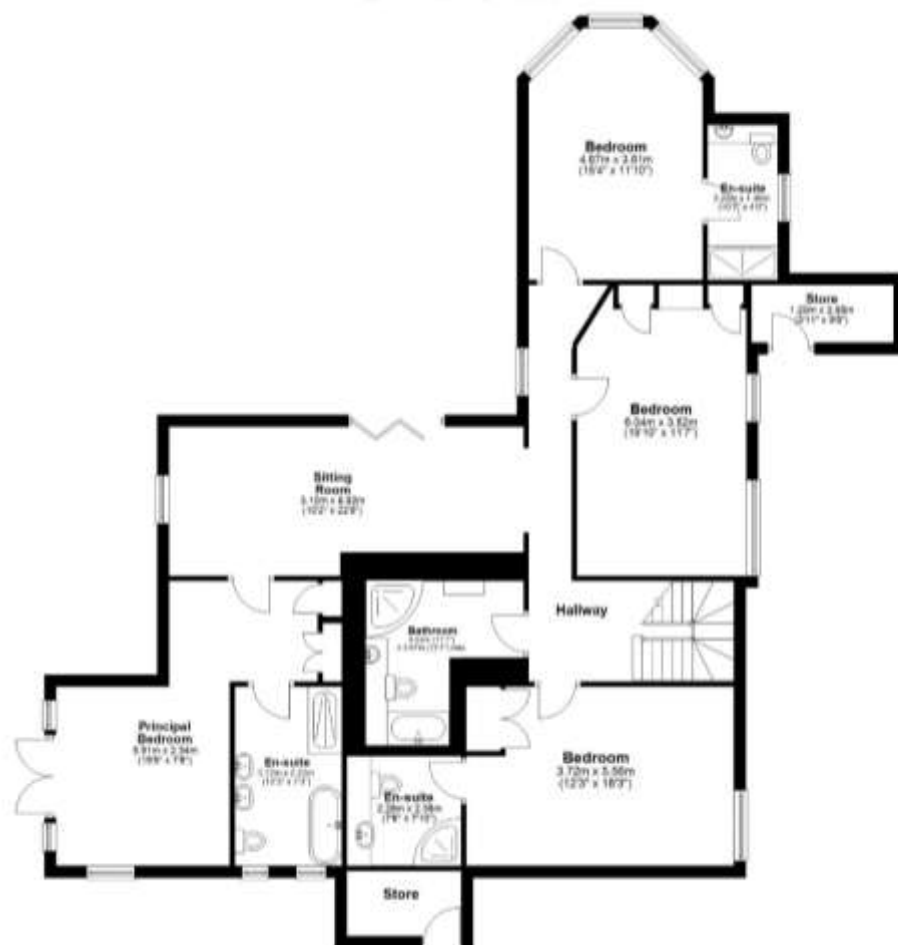
ROCK VIEW





ROCK VIEW

Ground Floor
Approx: 133.8 sq. metres (1440.6 sq. feet)



First Floor
Approx: 168.7 sq. metres (1816.1 sq. feet)





LOWEN

LOWER GROUND FLOOR
1462 sq.ft. approx.



POOL HOUSE, HIGHER HALWYN, ST ISSEY

TOTAL FLOOR AREA : 2011 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Camel Estuary



Rock



Padstow



Polzeath