



Mowhay Barn
ST ERVAN



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ESTATE AGENTS

- *Exceptional Four Bedroom Detached Barn Conversion of over 2,740 Square Feet*
- *Approximately Four Acres of Glorious Gardens & Grounds Featuring a Hot Tub, Summerhouse & Far Reaching Rural Views towards the Atlantic Ocean*
- *Exquisitely Restored with Exposed Stone Walls, Vaulted Ceilings, Timber Beams & Slate Floors*
- *Beautifully Proportioned Reception Rooms with Two Wood Burning Stoves*

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- *Luxurious Principal Suite with Juliet Balcony & En-Suite Bathroom*
 - *Detached Garage/Workshop, Extensive Parking & EV Charger*
 - *A Rare Opportunity to Acquire an Outstanding Character Home Combining Timeless Cornish Charm with Contemporary Luxury*
 - *Idyllic Rural Position Close to Picturesque Padstow & the Revered Beaches of the North Cornish Coast*

Mowhay Barn is an exceptional detached barn conversion occupying a wonderfully private setting amidst approximately four acres of beautifully landscaped gardens and grounds, surrounded by rolling Cornish countryside yet just a short drive from the historic harbour town of Padstow and the spectacular beaches of the North Cornwall coastline.







Beautifully converted and thoughtfully extended to an exacting standard, Mowhay Barn effortlessly blends authentic period character with refined contemporary design. Exposed natural stone walls, soaring vaulted ceilings and magnificent timber beams combine with high-quality finishes and elegant interiors to create a home of remarkable warmth, style and sophistication.

Designed with both family life and entertaining in mind, the accommodation extends to a series of beautifully proportioned reception rooms, each enjoying a unique connection with the surrounding landscape. The principal sitting room is centred around a wood-burning stove, creating an inviting atmosphere throughout the seasons, while a second snug provides an equally comfortable retreat. Adjoining this space, a stunning glazed





garden room provides the perfect setting for relaxed dining, morning coffee or evening drinks while enjoying uninterrupted views across the gardens. At the heart of the home lies a superb contemporary farmhouse kitchen and dining room, thoughtfully designed for both everyday living and larger gatherings. Beyond the kitchen is a spacious utility and boot room, thoughtfully designed to cater for the demands of country and coastal living.

The bedroom accommodation is equally impressive, comprising four beautifully appointed double bedrooms, each enjoying a peaceful outlook across the surrounding countryside. The luxurious principal suite provides a true sanctuary, complete with a Juliet balcony overlooking the grounds and an indulgent en-suite featuring a freestanding bath, creating the perfect place to unwind after a day spent exploring the nearby coastline. A stylish ground floor shower room, finished with natural slate, offers excellent practicality for guests and day-to-day living, while the elegant first floor family bathroom features a classic roll-top bath, perfectly complementing the character of the barn.

Outside, Mowhay Barn is every bit as impressive. The beautifully maintained grounds extend to approximately four acres, offering an exceptional balance of formal gardens and natural landscape. Sweeping lawns provide extensive space for recreation and family enjoyment, whilst mature trees, colourful planting and wildflower meadows create a tranquil setting that evolves beautifully throughout the seasons.



A generous terrace provides the perfect space for al fresco dining and summer entertaining, while an indulgent hot tub offers the ideal place to relax beneath the stars after a day exploring the North Cornwall coastline. Tucked away within the grounds, a charming summerhouse enjoys breathtaking far-reaching views across the surrounding countryside towards the Atlantic Ocean, providing a wonderfully peaceful retreat in which to unwind and appreciate the remarkable setting. Practical features have been equally well considered, including a detached garage and barn providing excellent storage or workshop potential, together with an electric vehicle charging point, ensuring the property is well equipped for modern living.

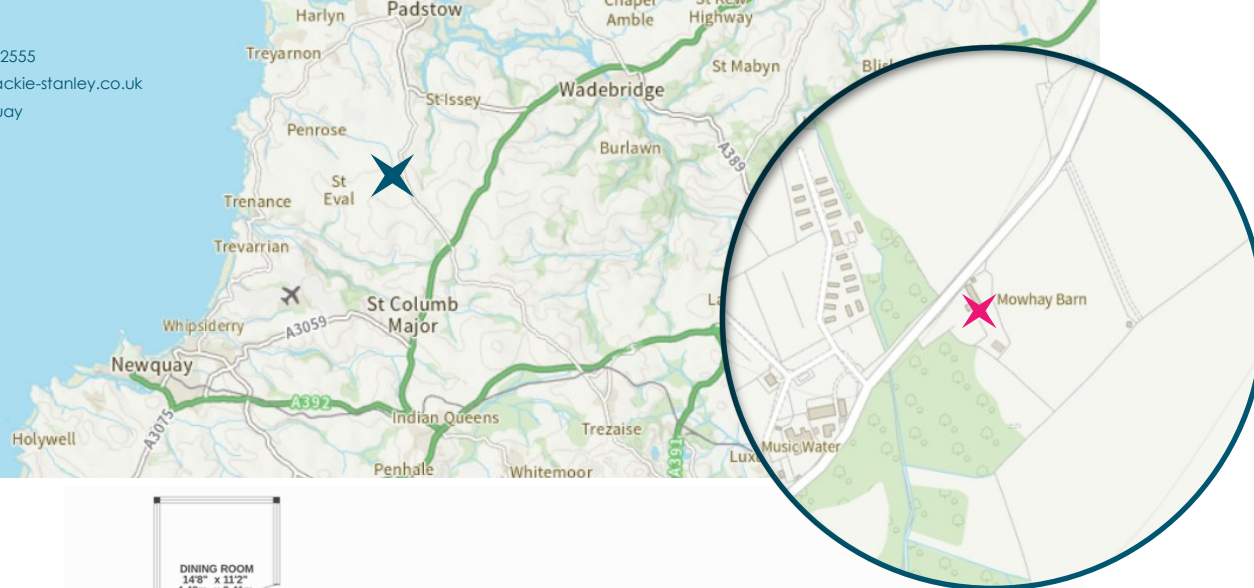
Services to the property include mains water and electricity, private drainage and an oil fired underfloor heating system. EPC rating D. Council tax band deleted. Ofcom indicate ultrafast broadband connectivity. Ofcom indicate 5G mobile coverage.

Mowhay Barn, St Ervan, PL27 7SJ
£1,295,000 guide





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Offering an exceptional combination of privacy, character and luxury, Mowhay Barn enjoys a truly enviable location. Although immersed in peaceful countryside, it remains within easy reach of Padstow's renowned restaurants, picturesque harbour and independent shops, together with the celebrated beaches of Trevone, Harlyn Bay, Constantine Bay and Mother Ivey's Bay. Whether as a distinguished permanent residence, luxurious coastal retreat or multi-generational family home, Mowhay Barn represents an outstanding opportunity to acquire one of North Cornwall's finest country barn conversions.

Mowhay Barn is located in the peaceful parish of St Ervan and lies just three miles inland from the dramatic North Cornwall coastline. The historic harbour town of Padstow is approximately five miles away, offering a vibrant mix of cafés, pubs, and acclaimed restaurants — including Paul Ainsworth's Michelin-starred No.6, laid-back Prawn On The Lawn, and Rick Stein's iconic Seafood Restaurant. Just four miles from the property, the bustling village of St Merryn provides a range of everyday amenities, including a post office/grocery store, bakery/delicatessen, petrol station, and two welcoming pubs — notably Rick Stein's The Cornish Arms, renowned for its excellent food and local ales. The village also benefits from a well-regarded primary school and a doctors' surgery. This superb location is also within easy reach of the celebrated The Pig at Harlyn Bay, one of Cornwall's most sought-after boutique hotels and restaurants, renowned for its kitchen garden dining and relaxed country-house atmosphere. Mowhay Barn is ideally placed for exploring some of Cornwall's most celebrated beaches, including Harlyn Bay, Trevone Bay, Constantine Bay, and Treyarnon Bay — all within a 3 to 5 mile radius. For wider travel connections, Bodmin Parkway mainline station is approximately 22 miles away, while Newquay Airport can be reached in just 7 miles, offering both convenience and connectivity in a tranquil rural setting.

To find Mowhay Barn, leave Padstow and follow the A389 for approximately 4 miles passing Trevisker Garden Centre along the way. Continue along the A389 as it becomes the B3274 and then turn right at signs for St Eval, St Mawgan and Rumford. After approximately half a mile, Mowhay Barn can be found along on the left hand side. The postcode for satellite navigation is PL27 7SJ. What3words: stowing.sporting.breathy

