



ST. VEEP

Lostwithiel, Cornwall



A BEAUTIFULLY RESTORED GEORGIAN HOUSE IN A PEACEFUL CREEKSIDE SETTING, WITH LAND, PRIVACY AND DIRECT WATER ACCESS

Set above Penpoll Creek and protected by over 46 acres of its own woodland and pasture, St. Cadix is a rare waterfront home where historic character, exemplary restoration and complete tranquillity come together.

Summary of accommodation

Main House: Entrance porch | Entrance hall | Kitchen/breakfast room | Dining room | Drawing room | Library | Rear hall | Utility/laundry room | Boot room | Study
Principal bedroom with en suite bathroom | Four further bedrooms | First floor sitting room | Three further bathrooms

Cottage: Kitchen | Living room | Two bedrooms | Shower room

Flat: Open plan kitchen/dining/living room | Two bedrooms | Bathroom

Outbuildings: Cedar carport | Double garage | Plant room | Four store rooms | Tractor shed | Greenhouse | Bat house | EV charging point

Gardens and Grounds: Formal lawns | Creek frontage | Woodland and pasture

In all about 46.45 acres

Distances: Distances: Fowey 4 miles, Lostwithiel 5.5 miles (London Paddington from 4 hours 9 minutes)

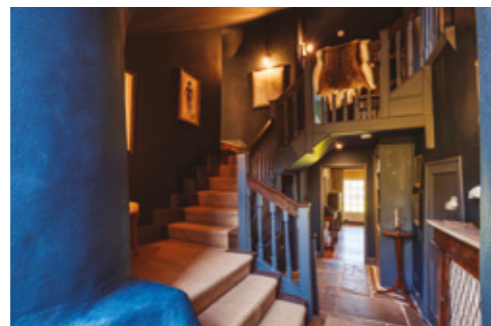
Looe 8.5 miles, Plymouth about 33 miles (All distances and times are approximate)

(All distances and times are approximate)



SITUATION

St. Cadix occupies a magical and private position in the parish of St. Veep, above the tidal waters of Penpoll Creek, a tributary of the River Fowey. The setting is one of exceptional peace, with the house facing south across its own land towards the water, and the surrounding woodland and pasture creating a remarkable sense of seclusion. St. Veep lies about four miles north of the popular and attractive coastal town of Fowey, with the excellent sailing waters and creeks of the Fowey estuary offering a rich waterfront lifestyle in one of Cornwall's most beautiful and unspoilt landscapes. There is an excellent selection of independent shops, restaurants and pubs in Fowey whilst Lostwithiel, about 5.5 miles to the north, provides day to day amenities and a mainline rail service to London Paddington.



ST. CADIX

St. Cadix is a house of immense charm and quiet distinction. Grade II listed and dating from about 1710, with later 19th century and 20th century additions, it stands on the site of an ancient Cluniac priory and has been transformed by an extensive and deeply sympathetic restoration. The result is a house that feels both authentic and beautifully composed for modern life, with the elegance of a Georgian farmhouse, the comfort of a contemporary family home, and an enchanting setting.

The principal south front is immensely attractive, with its symmetrical façade, sash windows and gabled entrance porch, all looking out across the lawns and down to the creek. Inside, the restoration has been carried out with great sensitivity and a clear understanding of the house's history. Original features have been preserved and enhanced, including moulded doorcases, an 18th century corner cupboard, the handsome staircase, and the fully restored sash windows that now frame the water and woodland views to such effect.

The drawing room forms the focal point of the house and, together with the dining room and library, occupies the south side to take full advantage of the light and outlook. These are graceful, beautifully finished rooms, ideal for entertaining or everyday family life, and the standard of workmanship is evident throughout. Behind the library, the staircase hall leads through to a utility and laundry room, thoughtfully added as part of the restoration programme.

To the rear, the kitchen/breakfast room is full of natural light and provides a warm, practical centre to the house. An electric AGA anchors the room, while a large window and glazed door create a strong visual and physical connection to the gardens and the linked converted barn beyond. A linking passage leads first through a boot room with original cobbled floor and then into a further reception room/study, before rising to a first floor sitting room and bedroom suite. This part of the house is fully integrated and adds a wonderful degree of flexibility to the overall accommodation.

COTTAGE, FLAT AND OUTBUILDINGS

In addition to the main house, St. Cadix includes two beautifully restored ancillary dwellings. The former stables now provide a charming two-bedroom cottage, with bedrooms and shower room on the ground floor and a kitchen and sitting room above. Finished in a style entirely in keeping with the main house, it is ideal for guests, family or staff.

In the middle section of the former barns, a stylish two bedroom flat has also been created. Light-filled and impeccably presented, it offers an open-plan kitchen, dining and living room together with two bedrooms and a bathroom, making it equally well suited to guest or staff use.

The wider range of outbuildings is both attractive and practical. A cedar carport and lockable double garage have been newly built, while the bat house contains the pump and filtration system for the private water supply and has a greenhouse attached to one side.



Flat

Next to the cottage is a tractor shed with additional storage, together with stores and a plant room housing the ground source heat pump systems for the cottage and flat. These areas have all been lined and damp proofed.

GARDENS AND GROUNDS

The approach to St. Cadix is part of its charm. A private gravelled drive forks on arrival, one branch leading to the carport and garage, the other to a parking area beside the house. From there, a gravel path leads to the main lawn on the south side, and the views over the creek open up immediately.

The grounds are one of the estate's greatest assets. The house is protected on all sides by its own land, creating a level of privacy that is extremely rare for a waterfront property. The lawns fall gently towards Penpoll Creek, where a grass slipway has been created. Water and power are already connected at this point, giving scope for a winch and pontoon, and making the most of the direct creek frontage and the many lifestyle opportunities that come with it.

The creek itself is central to the atmosphere of the property. At high tide it brings light, movement and a remarkable sense of calm to the setting, while also attracting abundant wildlife. The land stretches up either side of the watercourse and wraps around behind the house, providing both protection and beauty. There is a footpath through the grounds, marked by two stone pillars. It leads only down to the creek and is not a through route.

Scattered through the gardens are remnants of the site's much earlier history, including dressed stone, tracery and column bases thought to survive from the former priory. Together with the house's long history and its exceptional recent restoration, they add another layer of interest to an already very special home.





PROPERTY INFORMATION

Tenure: Freehold

Services: Ground source heat pump providing heating and hot water for the main house. Second ground source heat pump servicing the barns including the cottage and flat. Solar array and battery storage generating capacity of 11Mwh per annum. Mains electricity. Private water supply and private drainage. Starlink broadband.

Local Authority: Cornwall Council

Council Tax: Band G

EPC Ratings

St Cadix: D Cottage: B Flat: B

Directions

Postcode: PL22 0PB

What3Words: ///enter.barrel.blog



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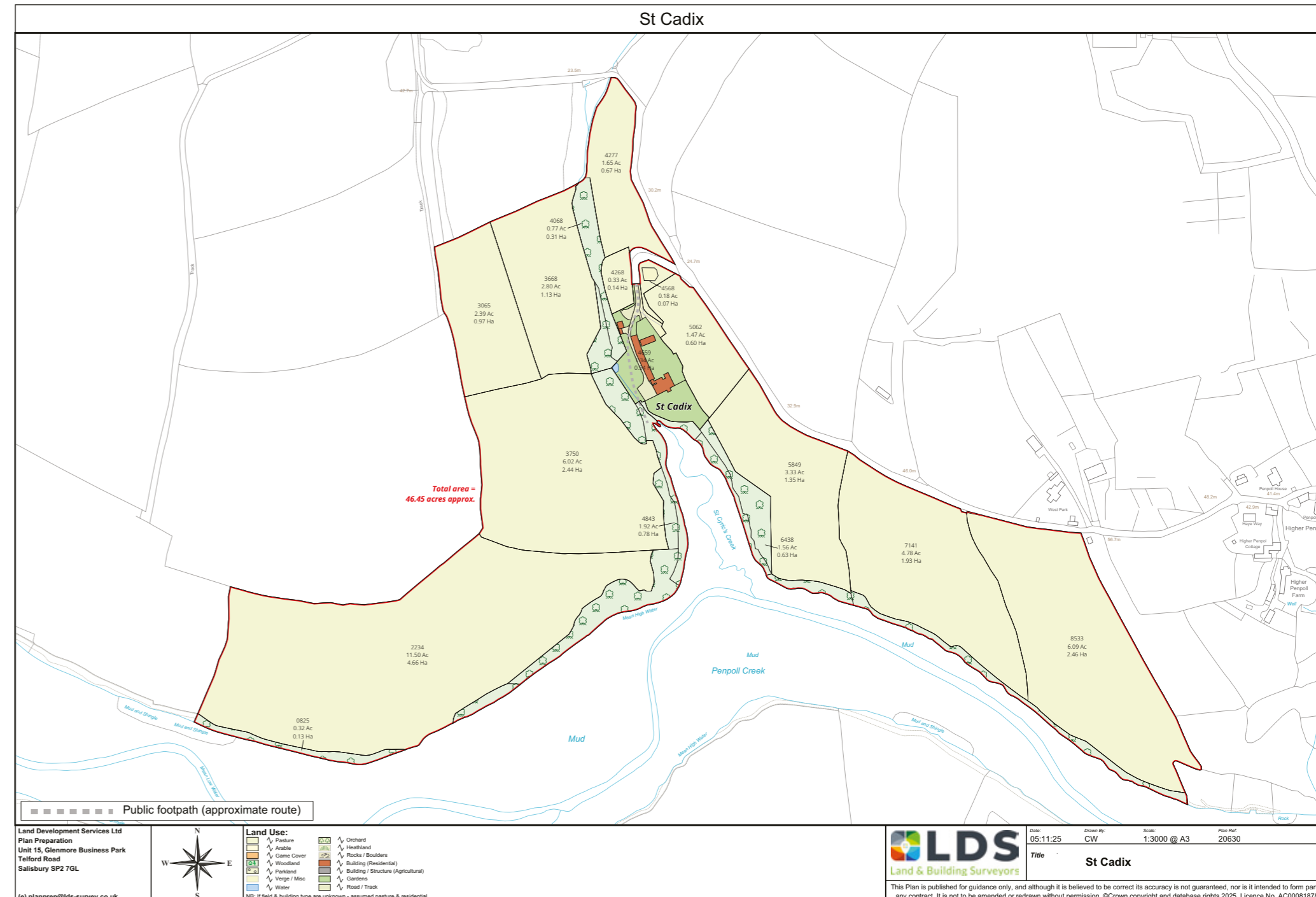
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An aerial photograph of a large, two-story stone house with a grey roof and two chimneys, situated on a green hillside overlooking a river. The house has a central entrance and several windows. To the left, a dirt path leads to a smaller blue house. The surrounding landscape is lush green with trees and a stone wall. The Knight Frank logo is in the top center.

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