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Notable Manor House Full of Historic Grandeur **Denzel Barton, St Mawgan**
Five Double Bedrooms with Three En-Suite **£2,500,000**
Nestled in over 4.5 Acres of Gardens & Grounds
Three Impressive Reception Rooms with High Beamed Ceilings
Double Garage & Large Outbuildings
Outdoor Swimming Pool
Outstanding Rural Position Close to the North Cornish Coast

This notable five bedroom detached manor house is full of original historic grandeur, set in splendid rural surroundings close to St Mawgan village & the revered North coast offering over 4.5 acres of gardens & grounds, swimming pool & outbuildings.

For further information about this property please
visit our office or call us on

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Denzel Barton is a notable five bedroom detached manor house, packed full of original historic grandeur dating back to the Elizabethan era and once the home of John Denzel. Set in splendid rural surroundings on the outskirts of St Mawgan Village and close to the revered North Cornish coastline, this intriguing property has over 4.5 acres of gardens and grounds with two large outbuildings, double garage and outdoor swimming pool.

Denzel Barton is a simply handsome building, a very special individual property arranged over three storeys and standing at approximately 4900 square feet. Noteworthy features include three expansive reception rooms with high ceilings, sliding sash windows, wooden floors, an internal working Well, original fireplace with cloam oven, Victorian fireplaces, a grand staircase, original shutters and beamed ceilings. All five bedrooms are doubles with three en-suite bathrooms, a master balcony and an additional guest studio with en-suite shower room and private access, if desired. Separate kitchen and utility rooms are located at either end of the property with a lovely sunroom central to the property facing the front lawns.

The external façade of the building is an elegant mix of stone and granite under a natural slate roof with Victorian and 21st Century additions. Sweeping lawns stretch away from the front of the property with graveled paths meandering through beautifully established shrub and flower beds. A long tree lined driveway leads up to the house, preceded by a gated entrance. There is a substantial former farm building, large wood stores and another detached outbuilding called The Piggery which has its own electrical supply. Additional land stretches to the rear of the house with a second driveway access from the highway into what could be considered a potential building plot – subject to obtaining the necessary planning consent of course.

To the side of the property is a large oak framed carport, Pergola and outdoor swimming pool covered by a protective shelter. There is also a double garage with electric roller doors and tiled floors. All in all, the gardens and grounds extend to over 4.5 acres. Services to the property include mains electricity and water, private drainage and a combination of oil and calor gas central heating.

Denzel Barton exudes great original character is a property of considerable merit and we at Jackie Stanley highly recommend a visit to appreciate everything of property on offer.

Denzel Barton is located in a rural position on the edge of the sought after village of St Mawgan, just three miles from the revered coastal hotspot at Mawgan Porth. St Mawgan, a beautiful picture box perfect village has a post office, stores, village green and a beautiful 13th century church as well as a well regarded primary school. Mawgan Porth is now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlett & Bedruthan Hotel. The bay provides a range of amenities including a local store, cafes, various eateries, The Merrymoor public house, surf school and gift shops. Rick Stein’s esteemed Seafood restaurant, Paul Ainsworth’s Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles distant Well situated for ease of transport, Denzel Barton is less than a 15 minute drive off the main A30 and less than three miles from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is an approximate 30 minutes drive away with routes into London Paddington.

To find Denzel Barton, follow the A389 out of Padstow for approximately seven miles before turning right onto the B3374 signposted to St Mawgan. Follow the road for approximately 1.2 miles and then turn left. After half a mile at the next junction, turn left and then immediately right. Follow this road for approximately 0.7 miles and the entrance to Denzel Barton can be found on the right hand side. The postcode for satellite navigation is TR8 4HD.

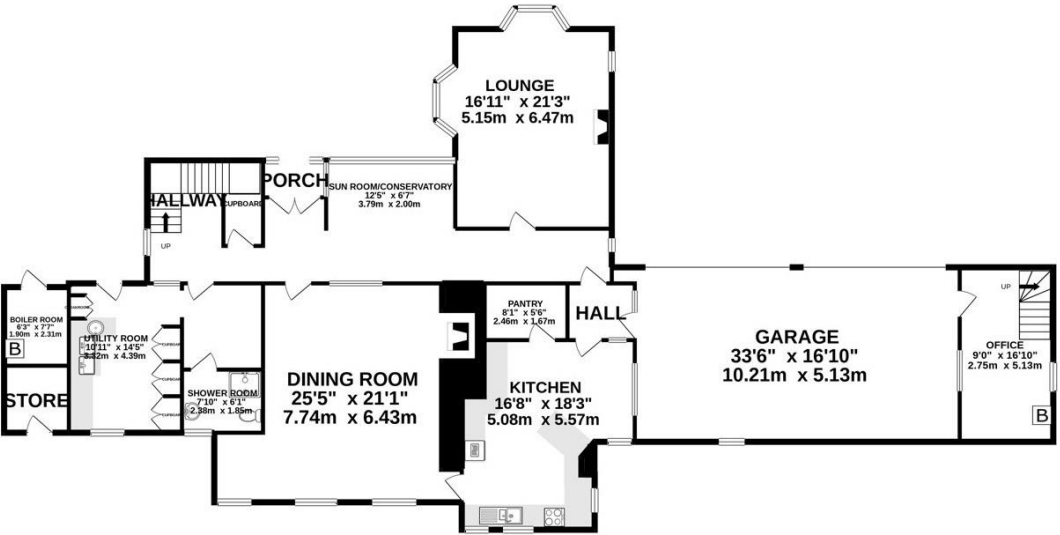
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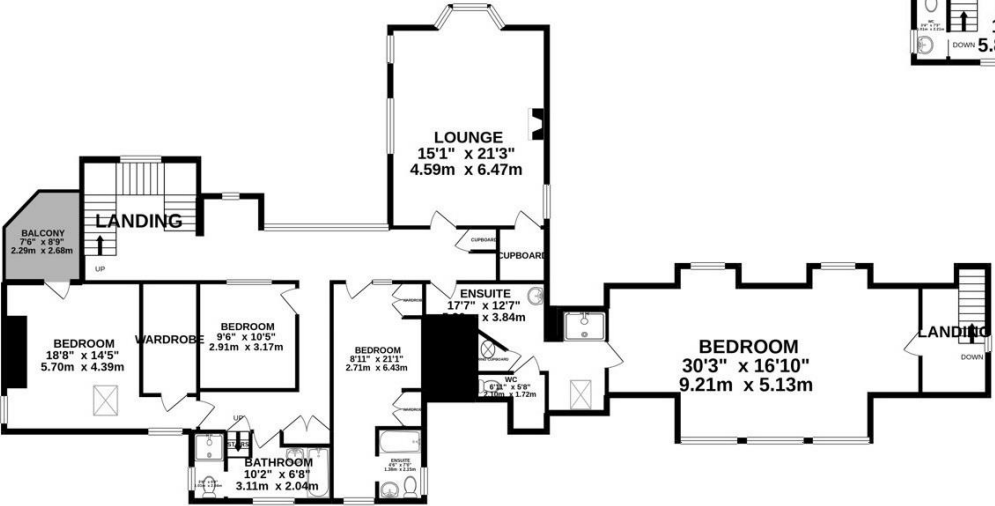


For clarification, we wish to inform potential purchasers that these particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. No service or appliance has been tested and all measurements are approximate. Floorplans are not to scale and are for illustrative purposes only. Please note that some photographs are taken with a wide-angle lens. Viewing strictly by appointment only.

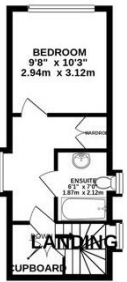
GROUND FLOOR
2523 sq.ft. (234.4 sq.m.) approx.



1ST FLOOR
1995 sq.ft. (185.3 sq.m.) approx.



2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 4938 sq.ft. (458.7 sq.m.) approx.