

Denzel Barton
ST MAWGAN



Jackie Stanley
ESTATE AGENTS





- ***Notable Manor House Full of Historic Grandeur***
- ***Five Double Bedrooms with Three En-suite***
- ***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***



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, St Mawgan, TR8 4HD
£2,500,000 guide



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The main map shows the Padstow area in Cornwall, UK. A blue star marks the location of Denzel Barton, which is situated on the edge of the village of St Mawgan, just three miles from Padstow. The map includes various roads and landmarks, such as Wadebridge, Bodmin, and Liskeard. An inset map in the bottom right corner provides a broader view of the area, showing the location of Denzel Barton relative to the Looe and Liskeard area.

Denzel Barton is located in a rural position on the edge of the sought after village of St Mawgan, just three miles

"Simply handsome
and set in splendid
rural surroundings"

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

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

The ground floor plan shows a large lounge (16'11" x 21'3") at the rear, accessible from a porch and a sun room conservatory (12'0" x 17'7"). To the left is a hallway with stairs leading up and down, a store, a utility room (10'2" x 14'5"), a shower room (2'3" x 1'6"), and a bathroom (5'2" x 7'5"). The central area contains a dining room (25'5" x 21'1"), a kitchen (16'8" x 18'3"), and a pantry (8'0" x 1'5"). A large garage (33'6" x 16'10") is on the right, with an office (9'0" x 16'10") and stairs leading up. A balcony (12'0" x 20'0") is located near the utility room.

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

The first floor plan features a lounge (15'1" x 21'3") at the rear, with an ensuite (17'7" x 12'7") and a linen closet. To the left is a landing with stairs leading up and down, a bedroom (18'5" x 14'5"), a wardrobe, and a bathroom (10'2" x 6'8"). A large bedroom (30'3" x 16'10") is on the right, with a landing and stairs leading up and down. A balcony (7'0" x 15'0") is located near the bedroom.

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

The second floor plan shows a bedroom (19'1" x 7'3") and a landing with stairs leading up and down. A linen closet is also present.