
ROHRS&ROWE



The Old Mill
Trerethern Farm
Padstow
PL28 8LE

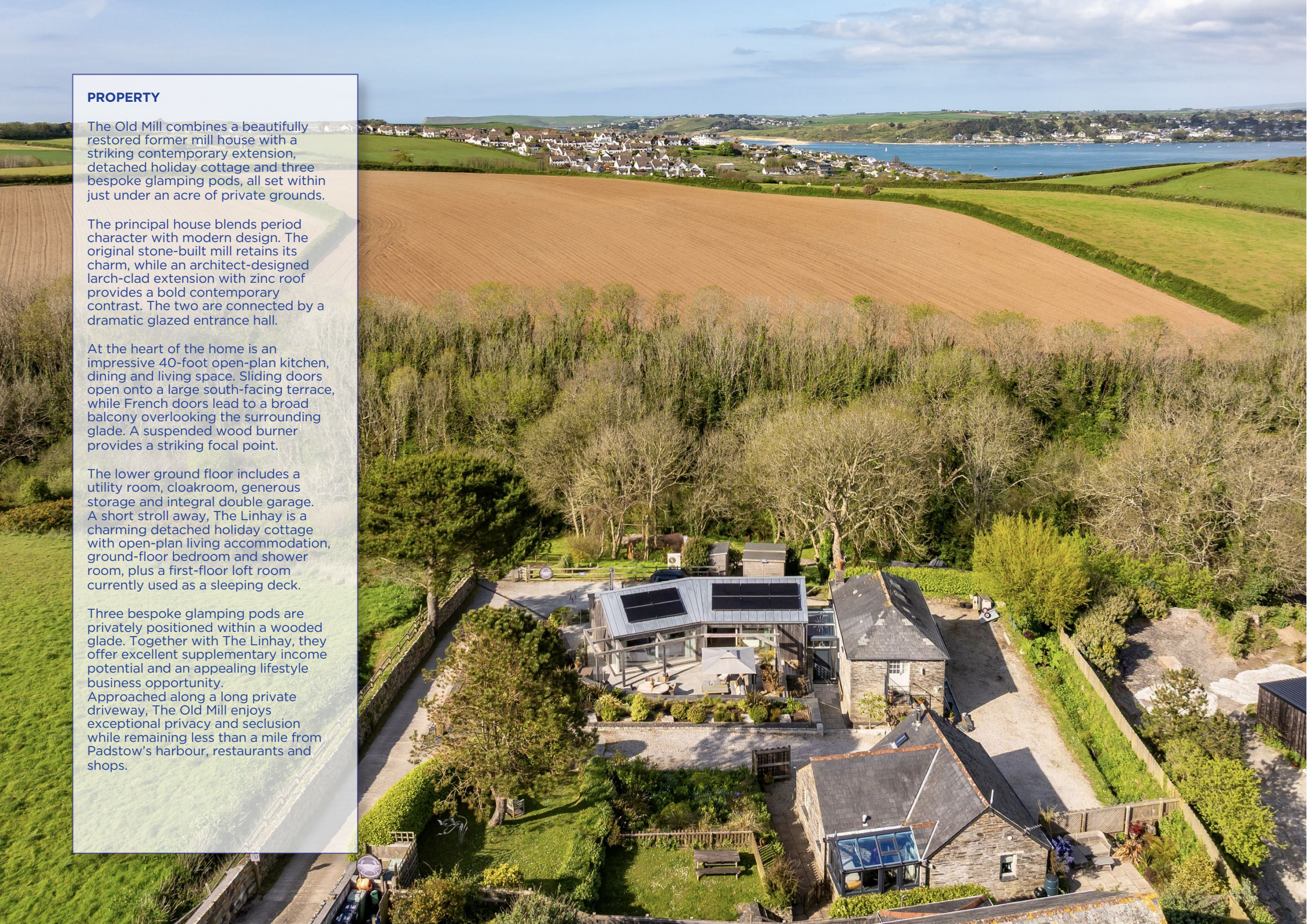
- Exceptional lifestyle property close to Padstow and the Camel Estuary
- Beautifully restored and extended former mill house
- Four-bedroom principal residence
- Striking contemporary extension
- 40' open-plan kitchen / dining / living room
- Detached holiday cottage
- Three bespoke glamping pods
- Double garage and generous parking area
- Solar panels and air source heat pump
- Secluded setting within just under 1 acre
- EPC B
- Council Tax Band C

ROHRS & ROWE



AN EXCEPTIONAL LIFESTYLE PROPERTY QUIETLY POSITIONED IN A SECLUDED WOODED VALLEY CLOSE TO PADSTOW AND THE CAMEL ESTUARY.





PROPERTY

The Old Mill combines a beautifully restored former mill house with a striking contemporary extension, detached holiday cottage and three bespoke glamping pods, all set within just under an acre of private grounds.

The principal house blends period character with modern design. The original stone-built mill retains its charm, while an architect-designed larch-clad extension with zinc roof provides a bold contemporary contrast. The two are connected by a dramatic glazed entrance hall.

At the heart of the home is an impressive 40-foot open-plan kitchen, dining and living space. Sliding doors open onto a large south-facing terrace, while French doors lead to a broad balcony overlooking the surrounding glade. A suspended wood burner provides a striking focal point.

The lower ground floor includes a utility room, cloakroom, generous storage and integral double garage.
A short stroll away, The Linhay is a charming detached holiday cottage with open-plan living accommodation, ground-floor bedroom and shower room, plus a first-floor loft room currently used as a sleeping deck.

Three bespoke glamping pods are privately positioned within a wooded glade. Together with The Linhay, they offer excellent supplementary income potential and an appealing lifestyle business opportunity.
Approached along a long private driveway, The Old Mill enjoys exceptional privacy and seclusion while remaining less than a mile from Padstow's harbour, restaurants and shops.

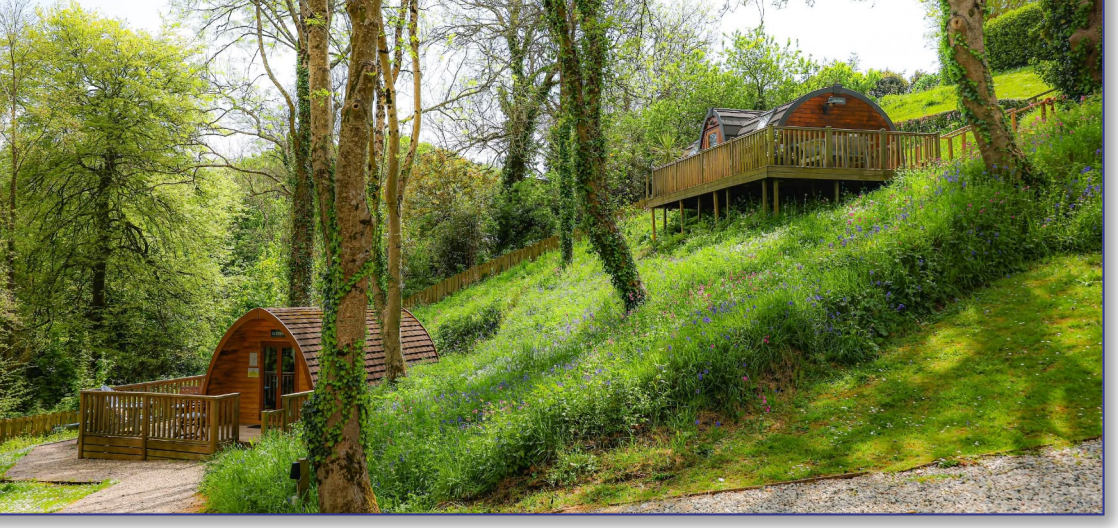


















LOCATION

Enjoying a peaceful position on the edge of Padstow, The Old Mill combines privacy with excellent access to one of Cornwall's most sought-after harbour towns. Padstow is well known for its attractive setting on the Camel Estuary, its excellent restaurants and its wide range of independent shops.

The property also lies close to the Camel Estuary and the Camel Trail, providing superb opportunities for walking, cycling and water sports. Nearby Trevibban Mill Vineyard and Camel Valley Vineyard both offer tours and tastings, while Wadebridge is within easy reach for a wider range of everyday amenities.

To the south lies the stretch of coastline known as the Seven Bays, while both Trevose and St Enodoc offer highly regarded links golf. The result is a property that combines privacy, lifestyle appeal and income potential in an exceptionally convenient north Cornwall setting.





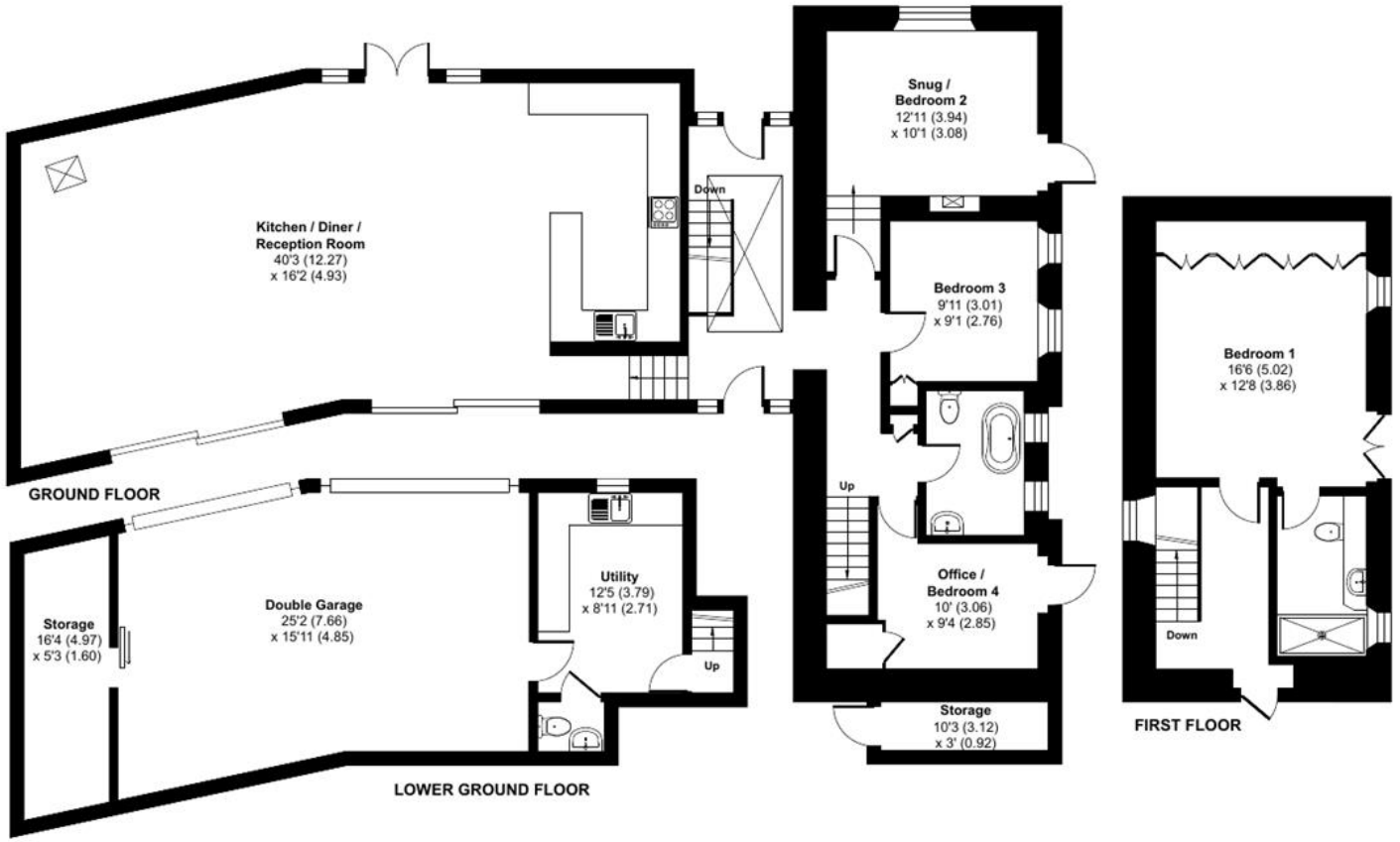




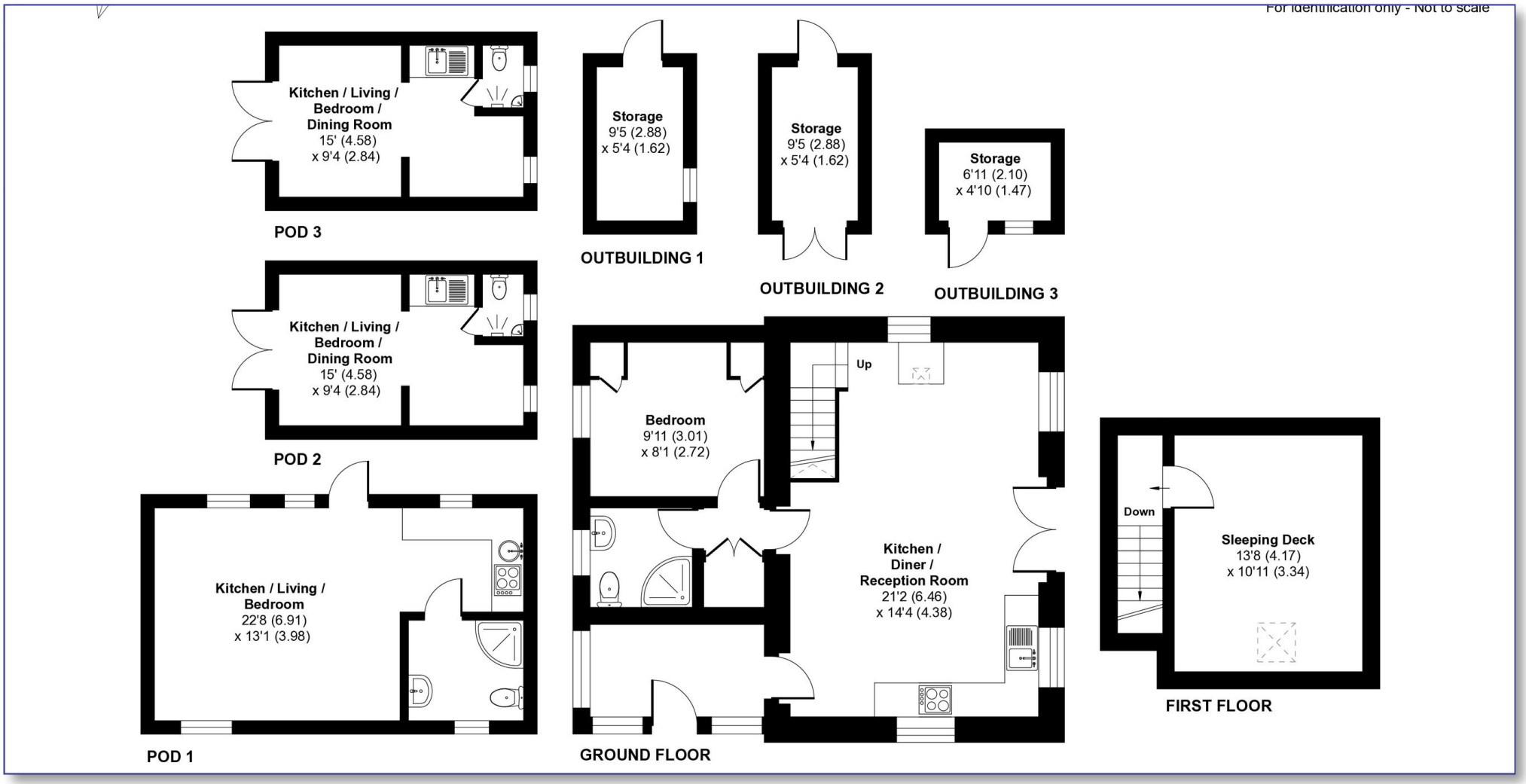


The Old Mill, Trerethern Farm, Padstow, PL28 8LE

Approximate Area = 1937 sq ft / 179.9 sq m
Garage = 498 sq ft / 46.2 sq m
Outbuilding = 31 sq ft / 2.8 sq m
Total = 2466 sq ft / 229 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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Services: Mains electricity. Private water and drainage. Solar roof panels for thermal hot water and photovoltaic electricity. Air source heat pump for heating.

Directions: What3words: ///undercuts.spent.vase

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