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Changing Lifestyles

Watergate House

St Mabyn

PL30 3BJ



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Starting Bid - £800,000



Changing Lifestyles

01208 814055

Watergate House, St Mabyn, PL30 3BJ



Watergate House - One of St Mabyn's finest period homes, combining elegant Georgian proportions with exceptional versatility.

- Handsome Grade II listed Georgian residence
- Four elegant reception rooms
- Four bedrooms, including inspiring studio space
- Wealth of original period features
- Self-contained one-bedroom cottage
- Landscaped walled gardens
- Detached pool house with heated indoor swimming pool
- Private terraces ideal for entertaining
- Gated entrance and ample parking
- Located in the heart of sought-after St Mabyn
- Beautifully balanced proportions and sash windows
- Rare opportunity to acquire a substantial period home
- Peaceful village setting with countryside views
- Council Banding - E
- EPC - F

The Main Residence:

Watergate House is a handsome Grade II listed Georgian residence of exceptional character and charm, occupying a private position in the heart of one of North Cornwall's most desirable villages.

Beautifully proportioned and rich in period detail, the house combines elegant family accommodation with a separate cottage, landscaped gardens and outstanding leisure facilities.

Step through the wide front door and into a beautifully proportioned hallway. To either side are two gorgeous reception rooms, each centred around a fireplace with wood burners, their large sash windows filling the rooms with natural light. These are spaces made for winter evenings by the fire, quiet mornings with coffee, or gathering with family and friends.

Further along, the house reveals itself as a home designed for everyday living. The study, with its panelled walls, beams and garden access offers a setting for working from home or simply escaping with a book. Across the hall, the dining room catches the morning sun and leads into the kitchen, where granite worktops, slate floors and the warmth of the oil-fired AGA create the true heart of the house. Beyond lie the practical spaces that make country living effortless, a utility room, generous stores and the original larder.

Ascending the broad staircase, the sense of light and space continues. Four bedrooms provide flexible accommodation, with views over the gardens and surrounding countryside. The principal bedroom enjoys a peaceful outlook, while the remarkable studio offers an extraordinary creative retreat. Whether retained as a studio, transformed into a magnificent bedroom or adapted to suit individual needs, it is a truly unique space.

Outside, Watergate House comes into its own. Mature trees, shrubs and enclosed walls create a wonderfully private setting rarely found in the heart of one of North Cornwall's most sought-after villages. The landscaped gardens invite long summer lunches, children's adventures and peaceful moments in the sunshine.

Beyond, the detached pool house houses a superb 10-metre indoor heated swimming pool, transforming everyday life into something altogether more special. With wide terraces and doors opening onto the garden, it becomes the perfect backdrop for celebrations, entertaining or simply enjoying the tranquillity of the surroundings.

Opportunities to acquire a Georgian house of such character, scale and versatility in St Mabyn are exceptionally rare. Combining timeless architecture, generous family accommodation, a separate cottage and outstanding leisure facilities, Watergate House represents one of the village's most remarkable homes.



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Rookery Cottage:



Attached to the rear of the house, yet enjoying a wonderful sense of independence, Rookery Cottage provides a highly versatile addition to Watergate House. Beautifully arranged as a self-contained one-bedroom cottage, it offers invaluable additional accommodation for visiting family and friends, allowing guests to enjoy their own private retreat while remaining closely connected to the main residence.

Ideally suited to multi-generational living, the cottage provides an excellent solution for dependent relatives, older children seeking greater independence, or as comfortable ancillary accommodation to complement the main house. Bright and welcoming, its open-plan living space and charming double bedroom beneath an impressive open A-frame ceiling enjoy delightful views across the gardens, enhancing its appeal as a peaceful and private retreat.

While the cottage is currently ancillary to the main residence and cannot be occupied or let separately, it also presents future potential, subject to the necessary consents, for a change of use that could create opportunities for supplementary income or investment. This flexibility further enhances the lifestyle appeal and long-term versatility of this exceptional Georgian home.



The Location:



Watergate House occupies an enviable position in the heart of St Mabyn, one of North Cornwall's most sought-after villages. Surrounded by rolling countryside and renowned for its strong sense of community, the village offers a traditional pub, parish church and highly regarded primary school, while the nearby market town of Wadebridge provides an excellent range of everyday amenities, independent shops, cafés and restaurants.

North Cornwall's spectacular coastline is within easy reach, with the sandy beaches of Polzeath, Daymer Bay and Rock offering opportunities for sailing, surfing and coastal walks. The Camel Trail, stretching between Padstow and Bodmin, is popular with cyclists and walkers, while championship golf courses at St Enodoc and Trevoise are nearby. Fine dining is well catered for, with renowned restaurants in Padstow and Port Isaac, and excellent transport connections are available via the A30 and mainline rail services from Bodmin Parkway, with Newquay Airport providing flights to destinations across the UK and beyond.

Combining the tranquillity of village life with easy access to some of Cornwall's finest beaches and amenities, St Mabyn offers an exceptional setting for both permanent residence and second-home ownership.



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Floor 0 Building 1



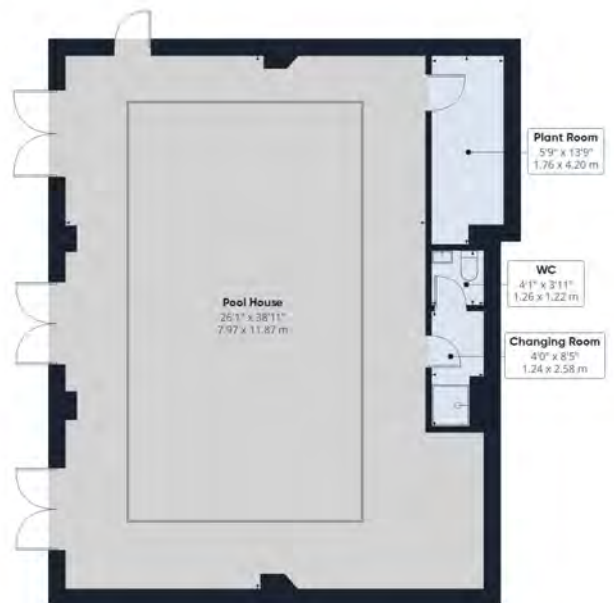
Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2



Floor 0 Building 3

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