

Rock View & Lowen

Higher Halwyn



Jackie Stanley
ESTATE AGENTS



- *Two Exquisite Barn Conversions with a Combined 5,547 Square Feet of Accommodation*
- *Meticulously & Skillfully Converted with High Beamed Ceilings, Exposed Stonework & Slate Floors*
- *Beautifully Landscaped Gardens & Grounds Totaling 1.7 Acres*
- *Sweeping Camel Estuary Views Incorporating Padstow & Rock*
- *Seven Elegant Double Bedrooms & Seven Uniquely Luxurious Bathrooms*
- *Premium Kitchens & Wood Burning Stoves*
- *Outdoor Heated Swimming Pool*
- *Idyllic Rural Position Close to Picturesque Padstow & the Revered Beaches of the North Cornish Coast*





A rare and remarkable opportunity to acquire two outstanding detached properties set within 1.7 acres of beautifully landscaped grounds, perched above one of North Cornwall's most sought-after and unspoilt stretches of countryside. Forming part of the prestigious Trevear Farm Estate, just minutes from Padstow and the sparkling waters of the Camel Estuary, Rock View and Lowen together offer an exclusive lifestyle, an unrivalled setting and complete flexibility for private use, multi-generational living or premium holiday letting.





Sympathetically transformed from historic stone barns into contemporary coastal retreats, both properties have been meticulously renovated to an exceptional standard. A refined palette of natural materials—slate, timber and exposed stone—blends seamlessly with bespoke craftsmanship and expansive glazing designed to draw the outside in. Their reverse living layouts elevate the experience further, orienting principal living spaces towards the mesmerising panorama stretching across the estuary towards Rock.





An exceptional four-bedroom residence with vast lateral living and panoramic vistas, Rock View is the epitome of modern Cornish elegance. Thoughtfully extended and reimagined, its interiors combine grand proportions with warm, textural design. High vaulted ceilings create an uplifting sense of space while picture windows frame ever-changing estuary views—morning light glittering across the water, golden evening skies and dramatic coastal cloudscapes.

The heart of the home is the stunning bespoke kitchen, crafted for sociable living and elevated dining. Full-width bi-fold doors open onto a generous sun deck, seamlessly expanding the living area outdoors. From here, steps lead down to the private, enclosed garden—a tranquil setting for summer gatherings, children’s play, or peaceful moments surrounded by nature.

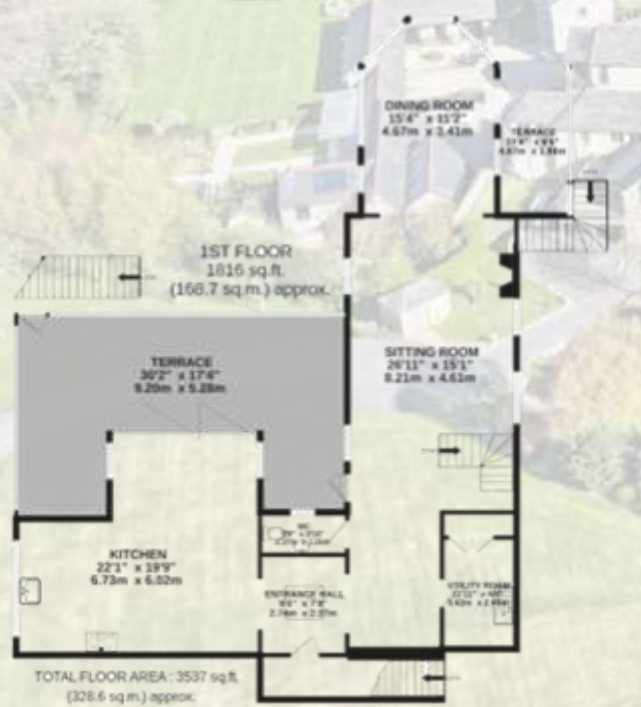
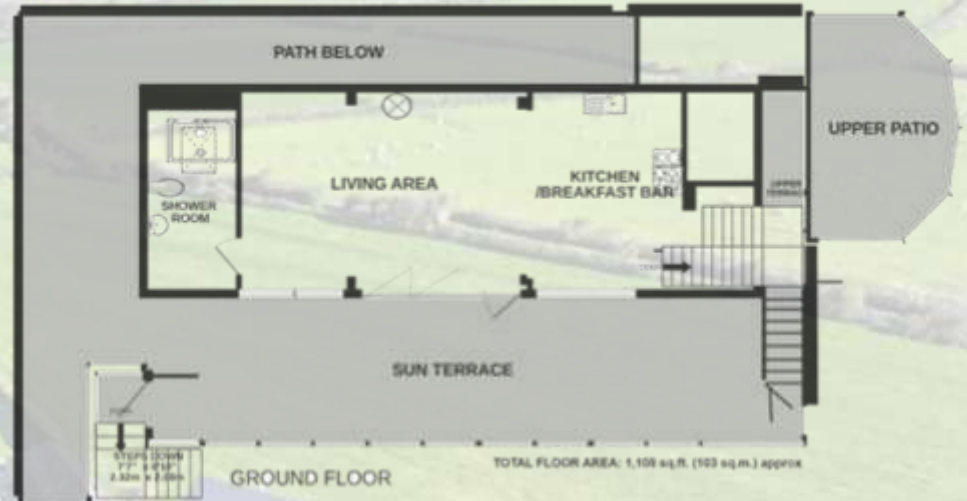
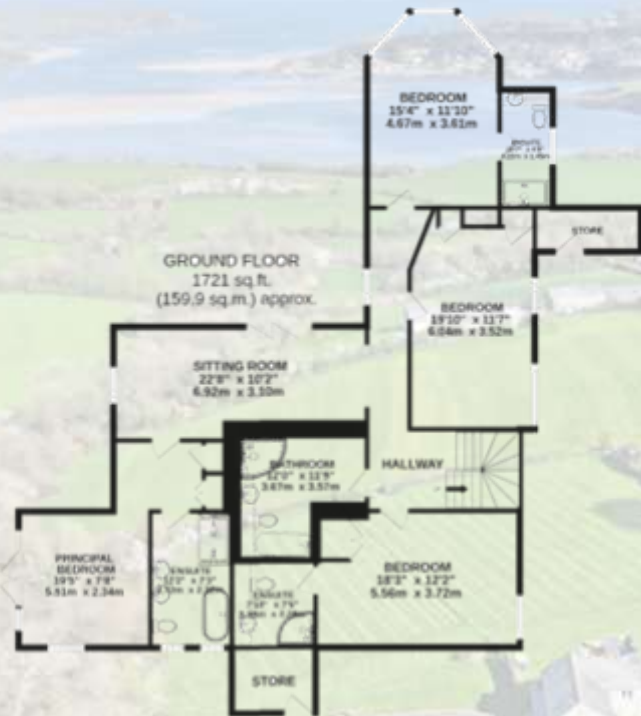
Four beautifully appointed bedrooms, each with its own bathroom, offer luxurious accommodation for family or guests. Outside, Rock View enjoys expansive landscaped gardens, a serene pond, a lockable bike store and shared use of a generous paddock, perfect for grazing or recreation.

A refined three bedroom haven with private heated pool and elevated terraces, Lowen is an enchanting blend of character and contemporary style. Its first-floor living space opens directly onto a full-length terrace through dramatic floor-to-ceiling doors, creating a cinematic backdrop of rolling countryside and shimmering estuary waters.



This elevated position delivers an exceptional sense of privacy and connection to the landscape. External steps descend to the property's standout feature - a private heated outdoor swimming pool bordered by terraces perfect for lounging, sunbathing or alfresco entertaining. Whether enjoyed by family or as a luxury holiday rental, the pool area transforms Lowen into a boutique-like sanctuary. Three beautifully finished bedrooms and three stylish bathrooms occupy the ground floor, complemented by a practical laundry room and ample storage. A private driveway offers extensive parking, including space for boats—ideal for those looking to take full advantage of the estuary lifestyle.





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Rock View & Lowen, Higher Halwyn PL27 7QL
£3,250,000 guide

Together, Rock View and Lowen offer an unparalleled combination of luxury, privacy and flexibility. Operated individually or as a combined estate, they present significant potential for premium holiday letting, multi-family living or an outstanding private retreat

Services to the properties include mains water and electricity, private drainage and LP gas central heating. EPC ratings C and C. Council tax bands deleted. Ofcom indicate ultrafast broadband connectivity. Ofcom indicate 5G mobile coverage.

Set amidst the rolling, unspoilt landscapes of North Cornwall, Rock View and Lowen enjoy an enviable position just under six miles from the charming and historic harbour town of Padstow. Renowned as one of Cornwall’s most desirable coastal destinations, Padstow offers an exceptional lifestyle centred around its vibrant food scene, picturesque quayside and sailing waters. Culinary highlights include Restaurant Paul Ainsworth at No.6, alongside the ever-popular Prawn on the Lawn and The Seafood Restaurant by Rick Stein.

The renowned Camel Trail lies within easy reach of the properties, offering scenic walking and cycling routes along the estuary—linking effortlessly to both Padstow and the thriving market town of Wadebridge. The surrounding area, designated as an Area of Outstanding Natural Beauty, is celebrated for its dramatic coastline and an array of golden sandy beaches, all within approximately five to seven miles.

For leisure enthusiasts, the prestigious Trevoze Golf and Country Club provides a championship links course set against breathtaking Atlantic views. Padstow itself also caters for day-to-day needs, with a supermarket and well-regarded primary schooling.

Wadebridge, located around six miles away, offers a comprehensive range of amenities including independent shops, supermarkets, a sports centre, cinema and both primary and secondary schools, making it an ideal complement to the coastal lifestyle. Communications are excellent for such a tranquil setting, with mainline rail services available from Bodmin Parkway railway station (approximately 16 miles), providing direct links to London Paddington, while Cornwall Airport Newquay (around 12 miles) offers convenient domestic and international flights.

To find Rock View and Lowen, leave Padstow and follow the A389 for approximately 1.5 miles passing Trevisker Garden Centre along the way. Turn left at the signpost to Wadebridge and follow the A389 through Little Petherick and into St Issey. Drive through St Issey and then turn left signposted to Trevance and Tregonce. Follow the lane for almost a mile before turning right at the next T junction. Take the next left signposted to Camel Trail and Halwyn and follow this lane for a few moments. The entrance to Rock View and Lowen can be found along on the left hand side. The postcode for satellite navigation is PL27 7QL. What3words: instead.broadens.champions