

Mar-And

St. Gennys, Bude, Cornwall, EX23 0BG

Guide Price £595,000

EPC: To be confirmed Council Tax: D Tenure: Freehold Bedrooms: 4 Reception Rooms: 2 Bathrooms: 3

FINE & COUNTRY

KEY FEATURES

- Detached former coach house dating back to 1880
- Fully remodelled and renovated in 2024
- Retained period features including flagstone flooring, fireplace and bread oven
- Large open-plan lounge/diner with modern fitted kitchen
- Four double bedrooms including ground-floor suite
- Stunning dual-aspect garden room with patio access
- Luxurious modern ensuite and two further stylish shower rooms
- Level plot approaching one acre with enclosed lawns
- Tarmac driveway with parking for multiple vehicles
- Large garage/workshop with scope for development (STP)
- Two-bedroom mobile home with raised decking, ideal for guests or income
- Convenient location near A39, 3 miles from Crackington Haven and 15 minutes from Bude



















STEP INSIDE

Mar-And

Dating back to circa 1880, Mar-And is an exquisite detached former coach house that has been sympathetically remodelled and renovated by its current owner in 2024. Occupying a generous level plot approaching an acre, this exceptional residence effortlessly blends timeless period character with refined contemporary comforts.

Steeped in heritage, the home retains many original features, including beautiful flagstone slate flooring and an impressive fireplace housing a new woodburning stove, and a traditional bread oven—an authentic nod to its storied past.

The ground floor is designed for modern family living and entertaining alike, featuring a superb open-plan lounge and dining area, seamlessly linked to a stylishly appointed kitchen. Here, sleek granite worktops complement a range of wall and base units, with integral appliances including an electric oven, induction hob and dishwasher, while space is provided for an American-style fridge/freezer. Adjacent is a useful utility room offering further storage and appliance space.





STEP INSIDE continued

Mar-And

A ground floor double bedroom benefits from built-in under-stair storage, while a contemporary shower room features elegant tiling, a large walk-in shower, white ceramic basin and low-level WC. A particular highlight is the stunning dual-aspect garden room, bathed in natural light from its south- and west-facing aspects. This inviting space opens onto a generous wrap-around patio, perfect for summer dining and enjoying the sweeping gardens.

Upstairs, three further double bedrooms await. The dual-aspect principal bedroom enjoys far-reaching rural and coastal views towards the sea and boasts a spacious, beautifully finished ensuite with modern tiling, a sleek white suite and large walk-in shower. A family shower room is similarly appointed, offering luxurious touches and stylish design.

STEP OUTSIDE

Mar-And sits upon a level plot of a little under an acre. The property is approached via a tarmac driveway providing parking for multiple vehicles, and is framed by attractive level lawns, mature hedges and modern steel fencing. The large garage/workshop is currently divided into three rooms and offers excellent scope for further development, subject to the necessary consents.

Adding further versatility, a well-positioned two-bedroom mobile home, discreetly tucked in a quiet corner of the grounds, features external raised decking and offers ideal overflow accommodation for guests or potential for generating rental income.

This rare and thoughtfully restored home offers an enticing combination of period elegance, modern comfort and enviable coastal living.



LOCATION

Mar-And is located alongside the A39 on the outskirts of the scenic parish of St Gennys, aproximately 2 miles from the dramatic north Cornish coast, close to Crackington Haven. This unspoilt area is known for towering cliffs, hidden coves and spectacular Atlantic views. The South West Coast Path runs through, offering superb walking with breath-taking scenery.

St Gennys is a peaceful hamlet with its ancient clifftop church, while nearby Crackington Haven has a sheltered beach, café and pub. Wainhouse Corner, just inland, is a handy local crossroads with a popular pub and service station, providing easy access to Bude to the north for supermarkets, schools and leisure facilities.

To the south, Boscastle is a charming fishing village with a picturesque harbour, independent shops and cafés, famous for its dramatic coastal setting and historic flood-defence work. Further along lies Tintagel, steeped in Arthurian legend, home to the atmospheric Tintagel Castle ruins and striking new footbridge spanning the dramatic headland.

Surrounded by rolling farmland, quiet lanes and coastal valleys, this part of north Cornwall offers a slower pace of life and a strong sense of community. It is ideal for anyone seeking a rural retreat with easy access to stunning beaches, clifftop walks and fascinating historic sites.

DIRECTIONS

From Bude proceed south on the A39 and pass through the village of Wainhouse Corner. Follow this road for approximately a mile, Mar-And is located in the right-hand side. the entrance to the drive is located at the beginning of the layby servicing the Bude Camping and Caravanning club site.

What3Words: senses.hippy.enchanted



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Approx Gross Internal Area
219 sq m / 2360 sq ft



Ground Floor
Approx 102 sq m / 1095 sq ft

First Floor
Approx 56 sq m / 607 sq ft

Outbuilding
Approx 61 sq m / 658 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Utilities and Services:

Mains Electricity and Water. LPG Heating. Private Drainage.

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

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