

The Old School House

St. Gennys, Bude, Cornwall, EX23 0NW

Guide Price £1,200,000

EPC: E Council Tax: B Tenure: Freehold Bedrooms: 9 Reception Rooms: 5 Bathrooms: 5

FINE & COUNTRY

KEY FEATURES

- Former village school converted into an exceptional Victorian residence.
- Four beautifully appointed cottages within one striking period building.
- Far reaching views towards the sea and surrounding coastal countryside.
- Mature grounds extending to approximately 0.83 acres.
- Private driveway with generous parking.
- Attractive detached garage and store.
- Established lawns and terraces designed to enjoy the outlook.
- Grade II Listed Holy Well within the grounds.
- Flexible arrangement suited to multi-generational living.
- Strong lifestyle business and holiday income potential.
- Owners' accommodation with a south facing garden.
- School House offers light filled rooms with elegant proportions.
- Francis and Lanes enjoy private terraces and enclosed gardens.
- A rare coastal property combining character, history and versatility.















OLD SCHOOL HOUSE

The Old School House presents a rare opportunity to acquire an elegant and highly versatile period residence in a striking coastal setting. Formerly the village school, the building has been sympathetically converted into four individual cottages, each retaining the architectural strength and character of the original Victorian design while offering comfortable and well-presented accommodation suited to modern living.

Enjoying a remarkable position beneath the historic St. Gennys parish church, The Old School House is set within an Area of Outstanding Natural Beauty and Heritage Coast, with National Trust land nearby. Framed by unspoilt countryside and distant sea views, the setting offers a rare sense of seclusion, character and timeless coastal charm.

The setting is a significant part of the appeal. Approached by a private driveway, the property opens into mature grounds extending to approximately 0.83 acres, with generous parking and an attractive detached garage store. The gardens are predominantly laid to lawn and unfold around the house in a way that allows each part of the property to enjoy both privacy and a strong connection to the surrounding landscape. A series of terraces and seating areas take full advantage of the far-reaching outlook towards the sea, creating an environment that feels both peaceful and uplifting. Within the grounds is a Grade II Listed Holy Well, believed to date from medieval times, adding a notable sense of heritage and distinction.

The current arrangement offers exceptional flexibility. The property is equally suited to buyers seeking a substantial home with income potential, a lifestyle change, with established holiday accommodation, or a configuration that supports extended family living. The cottages are immaculately presented, and the overall layout allows for separation where needed while still feeling part of one coherent and characterful whole.









OLD SCHOOL HOUSE

At the rear of the building the current owners' accommodation enjoys a south facing garden together with coastal views from the upper floor. The accommodation is warm and inviting, with a spacious kitchen breakfast room that forms a natural hub for daily life, a cloakroom, and an elegant sitting room that reflects the period character of the building. On the first floor are two bedrooms, a study area, and a bathroom styled in keeping with the age and feel of the property. Importantly, Lanes has permission for use either as a holiday let or as a dwelling for someone with a local connection, giving the accommodation valuable adaptability.

School House occupies a substantial part of the original building and is arranged around a central reception hall, which gives the cottage a strong sense of arrival and balance. The sitting room and kitchen dining room are light filled, and well proportioned, with views across the surrounding countryside enhancing the atmosphere of the principal spaces. On the first floor are two generous bedrooms, one with ensuite facilities, together with a family bathroom. The overall impression is one of space, comfort and timeless character.

On the seaward side of the property are Francis and Lane's, both enjoying private slate paved terraces and enclosed lawned gardens positioned to make the most of the spectacular outlook. Francis is especially rich in character, with an open plan living space featuring slate flag flooring, a granite fireplace and patio doors that draw the scenery into the room. The principal bedroom and bathroom are on the first floor, with a further bedroom on the second floor, creating an appealing and versatile arrangement for guests.

Lanes has a similarly attractive relationship with the outside space, opening directly from the terrace into an open plan living area with slate flagged floors, a granite fireplace and expansive glazing that frames the coastal outlook particularly well. Arranged over three floors, the cottage currently provides accommodation for five guests, with a principal bedroom and bathroom on the first floor and two further bedrooms above.

Outside, the sense of space and lifestyle appeal continues. The gardens provide room to relax, entertain and enjoy the setting in different ways throughout the day, while the recently constructed garage store, finished beneath a natural slate roof, adds further practicality. With French doors opening onto a veranda and sun deck overlooking the grounds, it also offers a wonderful place from which to appreciate the calm surroundings and evening light. Altogether, The Old School House is a distinctive and memorable property that combines period charm, flexibility and proven lifestyle appeal in an exceptional coastal setting.



LOCATION

St. Gennys is a charming and peaceful coastal hamlet set within one of North Cornwall's most picturesque stretches of countryside. Renowned for its unspoilt character, dramatic scenery and relaxed pace of life, the area offers an enviable lifestyle for those seeking a connection with the coast and countryside alike. Surrounded by rolling farmland and National Trust protected landscape, St. Gennys enjoys direct access to a network of scenic footpaths and bridleways, with many routes leading towards the spectacular Southwest Coast Path and rugged Atlantic coastline.

Just under a mile away lies the much-loved village of Crackington Haven, a popular coastal destination known for its welcoming community atmosphere and stunning beach framed by impressive cliffs. Here, residents and visitors enjoy a selection of cafes, a traditional public house, village hall and leisure amenities including tennis courts and a surf club, making it a wonderful setting for outdoor enthusiasts and families alike. The beach itself is ideal for swimming, surfing, rock pooling and evening walks, while the surrounding coastline provides endless opportunities for exploration.

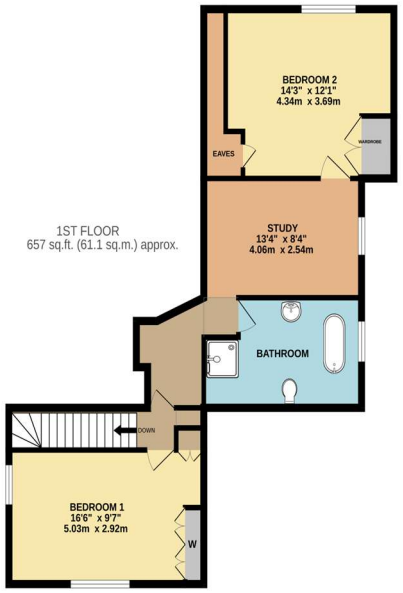
The wider North Cornwall area further enhances the appeal, with the historic harbour village of Boscastle to the south and the expansive surfing beaches of Widemouth Bay to the north. Nearby Bude offers a wider range of shopping, schooling, restaurants and leisure facilities, combining convenience with a vibrant coastal lifestyle. Altogether, St. Gennys represents a rare opportunity to enjoy the very best of North Cornwall living, whether as a permanent residence, lifestyle retreat or holiday destination.

DIRECTIONS

From Bude head South on the A39. At Wainhouse Corner turn right signposted Crackington Haven. Follow this road for approximately 2 miles. Turn right towards St Gennys and follow this road for 1/2 mile. The Old School House will be found on your right-hand side.

What3Words: tiny.broom.screaming

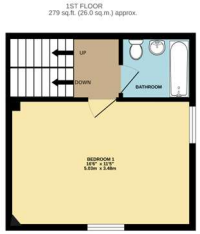
Owner's Accommodation

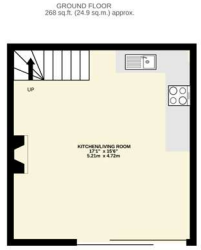




Lanes

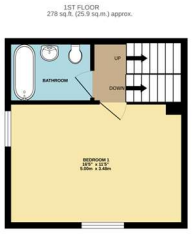






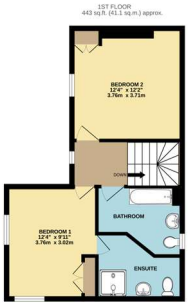
Francis







School House







Damion Braund

Local Director

Follow Bude on

Utilities and Services:

Mains Electricity and Water. Private Drainage. LPG Central Heating. EV Car Charging Point.

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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed.

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

FINE & COUNTRY



Bude 11 Lansdown Road, Bude, North Cornwall, EX23 8BH
01288 353661 | bude@webbers.co.uk

fineandcountry.com™