



The School House



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Sancreed, Penzance, TR20 8QS

A stunningly converted former schoolhouse, offering a wealth of character and charm, presented to an exceptionally high standard.

- Full Renovation
- 4 Bedrooms
- Character Property
- Gardens
- Freehold
- Planning Permission in Place for Additional Works
- Stunning Features
- Parking
- High Specification
- Council Tax Band F

Guide Price £1,500,000

SITUATION

Sancreed is a highly sought-after, peaceful hamlet just minutes from Penzance and the stunning landscapes of West Cornwall. Nearby, you'll find St Just, a lively town offering a range of local amenities and shops.

Designated as an Area of Outstanding Natural Beauty, the Penwith Peninsula remains largely untouched, with its breathtaking scenery of rugged cliffs, steeply wooded valleys, small rocky fishing coves, and beautiful sandy beaches. One of the closest and most popular beaches is Sennen Cove, known for its fine surfing, picturesque surroundings, and a good selection of restaurants, pubs, and shops.

This region of West Cornwall is also rich in cultural heritage, with attractions such as the cliff-top Minack Theatre at Porthcurno, local galleries in Penzance, and the Tate Gallery at St Ives.

St Just and Penzance are approximately 4 miles away, both offering a variety of local amenities. Penzance is the main commercial hub of the Lands End Peninsula, with a mainline railway station providing connections to London Paddington.

THE PROPERTY

This substantial and fully renovated former schoolhouse, dating back to 1750, has been meticulously transformed by the current owner to an exacting standard, with an exceptional eye for detail and finish. Retaining a wealth of history and traditional features, the property has been expertly converted into a stunning residence that masterfully blends modern design with its historic charm, offering a variety of thoughtfully crafted living spaces.



Upon entering through a discreet front door, you are welcomed into a spacious and light-filled hallway that leads to the primary rooms on the ground floor. A newly added extension provides a flexible ground floor bedroom or study, seamlessly connecting to the original granite building, maintaining a perfect balance between the modern and traditional.

From the central corridor, you are guided to a beautiful sitting room, formerly the teacher's accommodation, a utility and plant room and the true standout feature: the former classroom, now a spectacular living space with soaring vaulted ceilings and a striking window resembling a wall of glass that floods the room with natural light. Beautifully crafted mullion windows offer additional south facing light to this incredibly welcoming space. The bespoke modern kitchen, with contemporary tiled splashbacks, is the heart of the home, designed as a 'live-in' kitchen that perfectly integrates with the garden via large glass doors, creating an ideal setting for enjoying the summer months.

Stairs from the sitting room lead to the first floor, where you'll find a dual-aspect master en-suite, a contemporary family bathroom, two further double bedrooms, and an office or dressing room, completing the accommodation.

The attention to detail throughout the property is truly remarkable. From its eco-efficient heating system to the perfect harmony of contemporary finishes and historic restoration, every element has been carefully considered to create a home that is both sustainable and beautifully designed. This property is a must-see to truly appreciate the craftsmanship and character it offers.

OUTSIDE

The south-facing school grounds remain largely untouched, offering a generous expanse, predominantly laid to lawn. The grounds are bordered by a beautiful variety of trees and shrubs, providing a high level of privacy and numerous possibilities for transformation to suit your personal taste. To the rear of the property, there is a spacious gravelled area offering ample parking.

PLANNING PERMISSION

Planning Permission remains in place for an additional Garden Studio and Conservatory - PA22/10416

SERVICES

Mains Water, Electricity and Private Shared Drainage. Ultrafast Broadband Available (Ofcom). Mobile Reception 02 Likely, Three, EE and Vodafone Phone Limited. (Ofcom)

VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall - 01736 223222

DIRECTIONS

Leaving Penzance along the A30, signposted to Lands End and Newlyn. Follow this round into Drift, turn right towards the reservoir, continue past into Sancreed, As you approach the Church, The School House will be evident on your left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

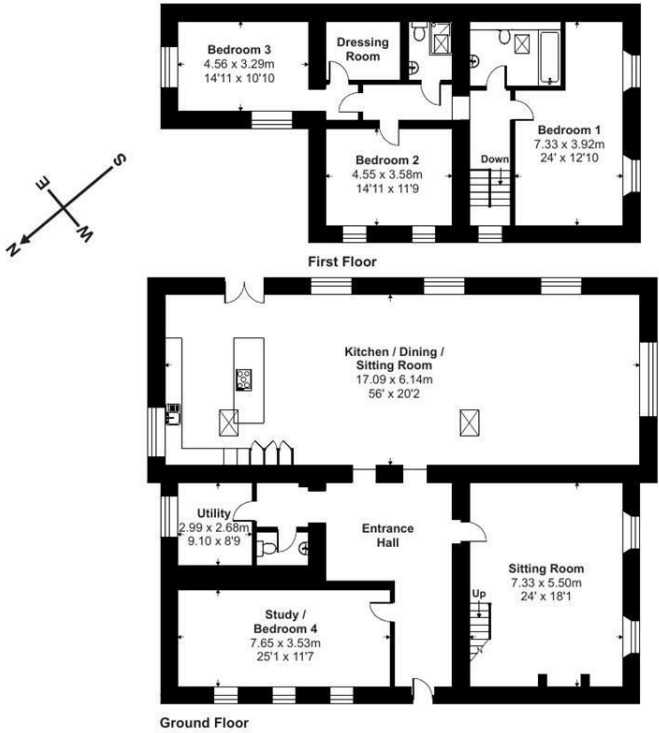
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Approximate Area = 3546 sq ft / 329.4 sq m

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. Produced for Stags. REF: 1253866