



The Old School House







The Old School House

St. Gennys, Bude, Cornwall, EX23 0NW

Crackington Haven 1 mile - Boscastle 7 miles - Widemouth Bay 8 miles - Bude 10 miles

A handsome former Victorian school sensitively converted into four cottages nestling in a picturesque setting with views to the north Cornish coast.

- Owners residence and three holiday cottages
- Successful lifestyle business
- Attractive period property in a stunning location
- Extensive grounds with a holy well
- Fabulous views
- Scenic local countryside and coastal walks
- Garage/store
- Freehold
- Council Tax Band B
- Rateable Value £9,200

Offers In Excess Of £1,250,000

Stags Launceston

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SITUATION

Partially surrounded by National Trust land and standing in an Area of Outstanding Natural Beauty/Heritage Coast, The Old School House nestles in a truly idyllic position, just below the ancient parish church of St. Gennys, enjoying views to the sea.

St. Gennys itself is a scenic cluster of properties forming a small hamlet around which there is a network of public footpaths meandering through the picturesque local countryside to the Southwest Coast Path. The pretty coastal village of Crackington Haven is less than a mile walk with beachside cafes, public house, village hall and a number of sporting amenities including a surf club and tennis courts. Boscastle, around 7 miles to the south, is renowned as a historic fishing village with a distinctive harbour and has a range of local facilities. To the north lies the expanse of sand at Widemouth Bay whilst the popular coastal town of Bude has sandy beaches and a wider range of facilities including an 18-hole links Golf Course.

DESCRIPTION

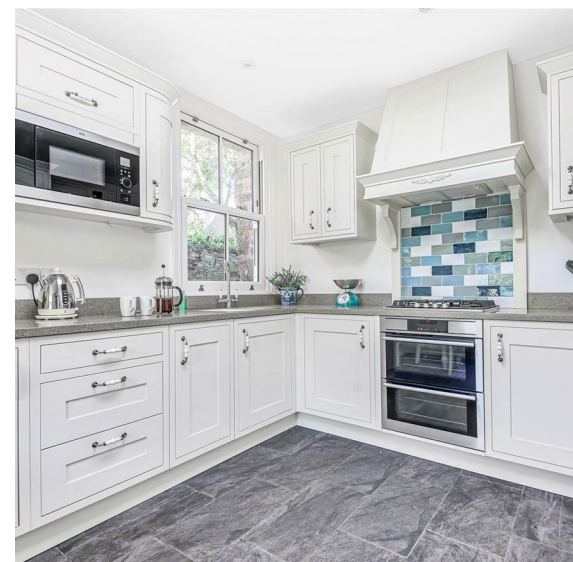
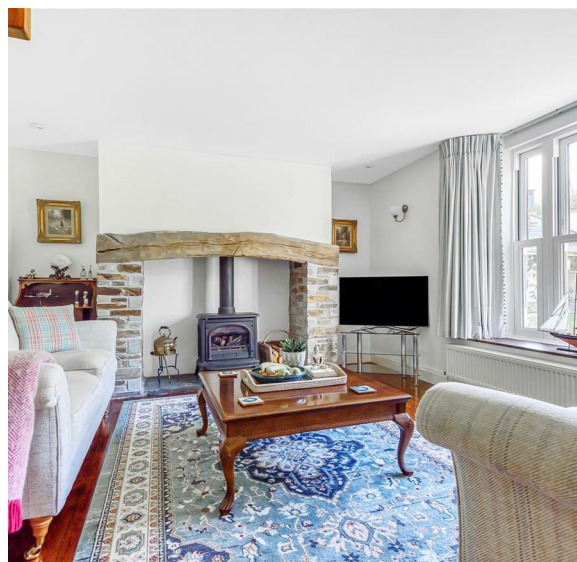
Originally the Victorian village school, The Old School House is a handsome period building that has been sensitively converted into four charming cottages, one of which is occupied by the present owners. All of the properties are beautifully presented throughout with a light and airy style retaining a number of interesting architectural features. Perfectly positioned to take full advantage of the wonderful vistas, the property stands amidst mature lawned grounds of 0.83 acre in size with driveway access leading to a parking area and garage/store. Whilst the main building is not listed, contained within the grounds is a Grade II Listed Holy Well, believed to have medieval origins.

The properties benefit from the splendid views and offer a degree of flexibility as to the exact occupation. Both Bloomers and Francis are holiday cottages whilst School House is fully residential and Lanes has permission for use as either a holiday unit or dwelling for someone with a local connection.

THE PROPERTY

LANES - Sleeps 4. Currently occupied by the vendors as owners accommodation, Lanes is situated at the rear of the property with coastal views from the upper floor and a south facing garden. Superbly presented throughout retaining a number of traditional Victorian details, the property offers accommodation including a spacious and well-appointed kitchen/breakfast room, cloakroom and cosy sitting room. On the first floor are two bedrooms, study area and a period style bathroom.

SCHOOL HOUSE – Sleeps 4. Forming a substantial portion of the building, School House enjoys wonderful views and again offers sensitively restored accommodation that is light and airy. The property is approached to a central reception hall between the sitting room and the kitchen/dining room. To the first floor are found two bedrooms (one en-suite) together with a further bathroom.





FRANCIS - Sleeps 4. Bloomers and Francis are situated on the seaward side of the property and benefit from their own slate paved sun terraces and enclosed lawned garden with glorious views. Francis is approached directly to a spacious open plan living area with slate flag flooring, granite fireplace and patio doors making the most of the views. On the first floor are found the master bedroom and bathroom whilst on the second floor is a further bedroom.

BLOOMERS - Sleeps 5. From the sun terrace there is direct access to the open plan living area, again with slate flagged floor, granite fireplace and patio doors enjoying the views. To the first floor is the master bedroom and a bathroom whilst on the second floor are two further bedrooms.

OUTSIDE

As previously mentioned, the property stands amidst extensive lawned grounds with a private driveway sweeping to a substantial parking area with space for a number of vehicles. Access is afforded from here to an attractive and recently constructed Garage/Store under a natural slate roof with French doors opening to a veranda and sun deck overlooking the garden. The grounds surround the property and in addition to the lawns there are sun terraces and the aforementioned Listed Holy Well

THE BUSINESS

The business is operated by a husband and wife team, enjoying good levels of bookings and repeat business. Currently the business is promoted through their own website www.stgennysschoolcottages.com and Holiday Cottages.co.uk. Accounts can be made available to interested parties following viewing. The holiday lettings business is operated via a Private limited company. There will be an option to transfer the ownership of this to the new buyers or the company can be closed down if required.

SERVICES

Mains water and electricity connected. Private drainage. Liquified petroleum gas central heating. EV charger on garage. Vendors report EE mobile signal but others are limited (Ofcom). Vendor confirms BT Fibre to property.

FIXTURES, FITTINGS & VAT

Only those mentioned in the sales particulars are included in the sale. However, the majority of furniture, contents, fixtures, fittings and equipment in the letting cottages will be included. All prices are quoted exclusive of VAT, where applicable.

WAYLEAVES AND RIGHTS OF WAY

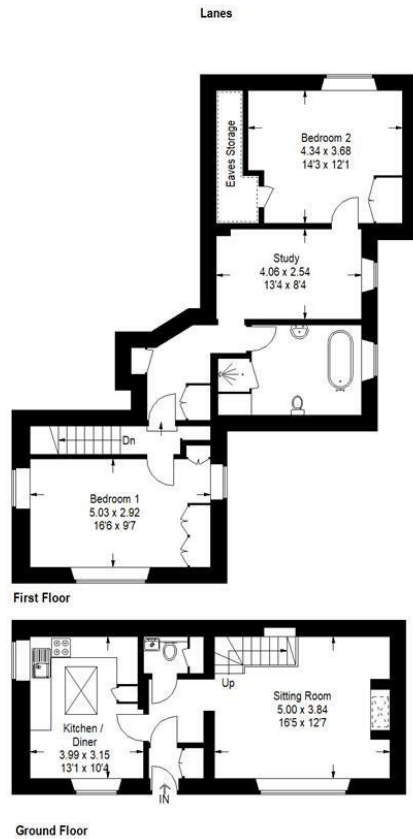
The land is sold subject to and with the benefit of any Wayleaves, Easements or Rights of Way. A public footpath passes through the grounds, to the north of the property.

DIRECTIONS

Proceed into the hamlet of St. Gennys and Old School House is directly below the church.

VIEWING

Strictly and only by prior appointment with Stags Holiday Complex Department on 01392 680058 or Stags Launceston office on 01566 774999.



Approximate Gross Internal Area
 Bloomers = 106 sq m / 1143 sq ft
 Lane = 82.2 sq m / 885 sq ft
 Francis = 76.8 sq m / 827 sq ft
 School House = 82.8 sq m / 891 sq ft (Excluding Laundry Room / Store)
 Total = 347.8 sq m / 3746 sq ft

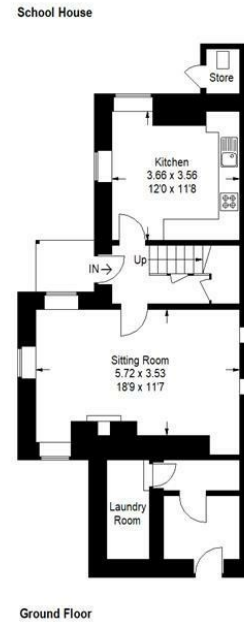


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1195009)



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		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

