



The Old School House

Merrymeet • Cornwall • PL14 3LP





The Old School House

Merrymeet, Cornwall, PL14 3LP

“Historic School House Charm with Country Living and Modern Comfort.”

Elegant converted Old School House in Merrymeet, Cornwall.

A non listed stone residence combining historic character, modern family comfort and true countryside lifestyle. Set within approx. 0.45 acres with landscaped gardens, indoor swimming pool, triple garage, stable/workshop, generous parking and beautiful rural surroundings.





Vendors Description:

We have loved living at The Old School House for almost 18 years. It has been a truly special family home, full of character, history and happy memories.

The property dates back to 1842, when it was built as both a church and school, later becoming the centre of village life where local socials were held. It remained a school until 1962, and there is still old historic footage online showing the building as it once was.

What first attracted us to the house was the peace, space and setting. We are both local and have always loved the area. It is quiet, surrounded by countryside and

full of wildlife. At night we often hear the owls from the bridle path beside us, and in winter we regularly have pheasants outside the kitchen window. Swallows return each spring and nest in the drive through garage, and deer can sometimes be seen in the field beyond the fence.

The house itself has been a fantastic home for family life and entertaining. The rooms are generous, the layout works brilliantly and there is plenty of space both inside and out. We have also enjoyed having room to grow our own vegetables and make the most of the gardens.

Merrymeet offers a lovely village lifestyle. It is peaceful, but there is still a friendly community for those who want to get involved, with residents' events such as BBQs, whist drives, bingo evenings and coffee mornings. We also love the access to countryside walks, Caradon Hill and the moor, while beaches are still only a short drive away.

The property is not listed, which is a real benefit for a home of this character and age, allowing greater flexibility for future improvements and alterations subject to any necessary permissions





Property Description:

Hindhead Property is delighted to present The Old School House, a truly exceptional converted period residence, gracefully positioned within the peaceful village of Merrymeet, Cornwall.

Set within approximately 0.45 acres of beautifully landscaped grounds, this elegant stone built home offers a rare blend of history, character, privacy and lifestyle living. Originally constructed in 1842 as both a church and school, the property remained at the heart of village life for generations and continued as a school until 1962.

Today, The Old School House has been thoughtfully converted into a substantial and highly individual family home, retaining much of its original charm while offering the space, comfort and flexibility required for modern country living. Importantly, the property is not listed, giving buyers the appeal of a character residence without many of the restrictions often associated with homes of this nature.

On approach, the property immediately impresses with its handsome stone elevations, generous private parking and mature landscaped surroundings. The setting feels peaceful and established, with open countryside, village life and wildlife all forming part of the daily experience.

Internally, the accommodation is both spacious and versatile, extending to approximately 2,853 sq ft including ancillary buildings. The layout is ideally suited to family life, entertaining and those seeking a home with genuine personality. Character features can be found throughout, including exposed beams, feature fireplaces, vaulted ceilings and well proportioned rooms filled with natural light.

The reception spaces provide a wonderful balance between formal and informal living, offering areas for relaxing, dining, entertaining and day to day family life. The kitchen enjoys a warm and practical feel, positioned to make the most of the surrounding gardens and countryside setting.





One of the true highlights of the home is the impressive barn style extension, which houses its own indoor swimming pool. This remarkable leisure space gives the property a unique lifestyle quality, creating an atmosphere more commonly associated with a private country retreat.

The bedroom accommodation continues the sense of space and character, with generous rooms arranged to suit family living, guests or home working. The property also benefits from practical improvements during the current ownership, including insulation works to both bathrooms, an altered bathroom window and replacement roofs to both sheds.



Externally, the property enjoys beautifully established gardens designed to offer a sense of privacy, space and tranquillity throughout the seasons. Expansive lawned areas, mature borders and thoughtfully positioned seating spaces create an idyllic setting for both entertaining and relaxed countryside living. The surrounding rural backdrop further enhances the home's peaceful atmosphere and sense of escape.

Further benefits include extensive off road parking, a triple garage, additional through garage, stable, workshop space and ancillary outbuildings, offering excellent flexibility for vehicles, hobbies, storage or lifestyle use.

Property Viewings:

We anticipate strong interest in this exceptional property and advise early viewing to avoid disappointment. Viewings are strictly by appointment only through Hindhead Property and subject to availability.

Due to the nature of the grounds, swimming pool and ancillary buildings, children must remain supervised at all times during viewings.

For more information or to arrange a viewing, please call Hindhead Property on 01752 875075.



Directions / What3Words:

The Old School House is located in the peaceful village of Merrymeet, Cornwall, PL14 3LP, with convenient access from the A390 and surrounding country lanes.

What3Words: [///stone.pound.reconnect](#)

EPC Information: C

The property has a current EPC rating of **C 76**, with potential to improve to **B 81**. The certificate is valid until **26 May 2036**.

The EPC records the property as a detached house with a total floor area of **603 sq m**. It also notes that the dwelling has a swimming pool, although the assessment does not include energy used to heat the swimming pool.

Certificate number: **0370-2885-6650-2826-2261**

Council Tax Band: G

£4,318.22 per year

Which works out at roughly:

- £359.85 per month over 12 months
- Or around £431.82 per month over 10 months if paid that way.



Tenure: Freehold

Property Information & Disclaimer

These sales particulars have been prepared in good faith to provide a general guide to the property and are believed to be accurate at the time of publication. However, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact.

All measurements, floor areas, distances, boundaries, services, appliances and fittings are approximate and have not been tested by Hindhead Property. Prospective purchasers are advised to satisfy themselves through their own inspections, surveys and legal enquiries.

Descriptions of planning permissions, building regulations, tenure, council tax, EPC ratings, utilities, broadband availability, mobile coverage and any other information have been provided by the seller and/or sourced from publicly available information. Hindhead Property has not independently verified this information.

Any reference to alterations, extensions, usage potential, development opportunities or future improvements is subject to the necessary consents and approvals.

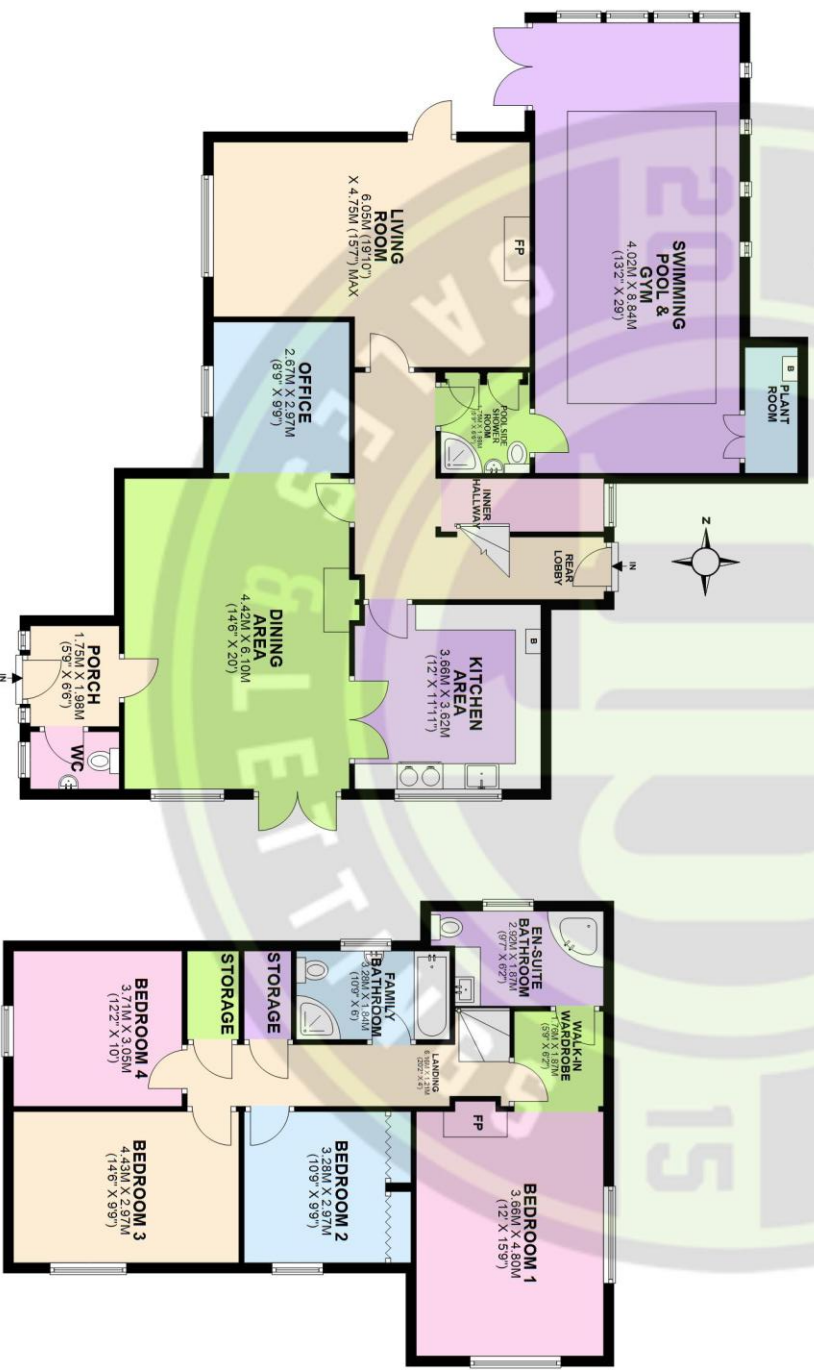
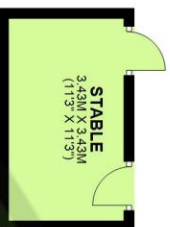
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In accordance with the Estate Agents Act 1979 and Money Laundering Regulations, all purchasers will be required to provide proof of identity and financial ability to proceed before an offer can be formally accepted.

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ANCILLARY BUILDINGS
APPROX. 431 SQ. METRES (464.3 SQ. FEET)



GROUND FLOOR
APPROX. 140.5 SQ. METRES (1511.9 SQ. FEET)

FIRST FLOOR
APPROX. 81.5 SQ. METRES (877.2 SQ. FEET)

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