

# The School House

PADSTOW



**Jackie Stanley**  
ESTATE AGENTS



- **Elegant Former School Masters House Situated in Desirable Padstow**
- **Three Double Bedrooms/Two Modern Bathrooms**
- **Characterful Living Accommodation**
- **Allocated Parking Space & Additional Visitor Parking**
- **Private Enclosed Courtyard Garden**
- **Grade II Listed & Part of the Former Victorian School**
- **Currently a Successful Holiday Let with Bookings throughout 2026**
- **A Short Walk to the Vibrant Harbour, Cafés, Shops & Restaurants of Picturesque Padstow**

Jackie Stanley Estate Agents are privileged to bring to the market this three double bedroom iconic character property, a former School Master's House, enjoying estuary views and situated just a short walk to the vibrant harbour, cafes, shops and restaurants of picturesque Padstow.

Originally built in 1876 and with Grade II listing status, The School House forms part of an historic development that was converted to a high standard in 1993. The property offers spacious accommodation, retaining much of its original charm while benefiting from modern conveniences throughout. Estuary views can be enjoyed from both the

garden and first-floor windows. Additional benefits include a private courtyard, allocated parking and visitor parking.

The kitchen/dining room is both stylish and practical, fitted with light oak shaker-style cabinetry, quality integrated appliances including a five-ring gas hob, wine cooler and dishwasher and finished with tiled splashbacks, recessed lighting and wood-effect flooring. Twin sash windows to the front allow for excellent natural light.

The sitting room is a particularly impressive space, enjoying a triple aspect with sash windows to the front, side and rear, offering lovely estuary views. A Cornish stone fireplace with coal-effect gas fire provides a striking focal point, while a door opens directly onto the courtyard garden creating an easy flow between inside and out. A discreet ground floor cloakroom completes the accommodation on this level.

Stairs rise to the first floor where a sash window frames estuary views across the water. The landing provides access to a fully boarded loft space. There are three well-proportioned double bedrooms. One enjoys dual-aspect estuary views, another features charming arched sash windows and exposed beams, while the principal bedroom benefits from built-in storage and a

## The School House, Padstow PL28 8ED £695,000 guide



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well-appointed en-suite shower room. A family bathroom serves the remaining bedrooms and is finished with a classic white suite.

Outside, a block paved pathway leads to the front entrance, flanked by attractively planted gardens. To the rear, an enclosed low maintenance courtyard garden bordered by a low Cornish stone wall provides a peaceful outdoor space with estuary views, ideal for entertaining or relaxing. The property further benefits from an allocated parking space to the rear with additional visitor parking available. Services to the property include mains water, gas, electricity and drainage. EPC rating D. Council tax band deleted. Ofcom indicate ultrafast broadband availability. Ofcom suggest 5G mobile coverage.

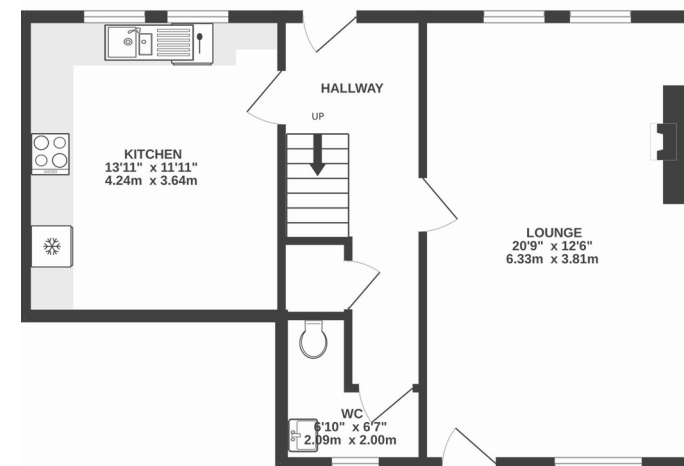
The School House is currently a successful holiday let with bookings in place throughout 2026. However, the property would equally suit as a permanent or second home for those wishing to experience the charm of Padstow and all that the surrounding coastline has to offer.

The historic harbour town of Padstow sits proudly on Cornwall's dramatic North Coast, renowned for its timeless fishing heritage, picturesque streets and thriving culinary scene. The town is home to an enviable collection of cafés, bars and award-winning restaurants, including Paul Ainsworth's Michelin-starred No.6, the stylish seafood bar Prawn on the Lawn, and Rick Stein's world-famous Seafood Restaurant.

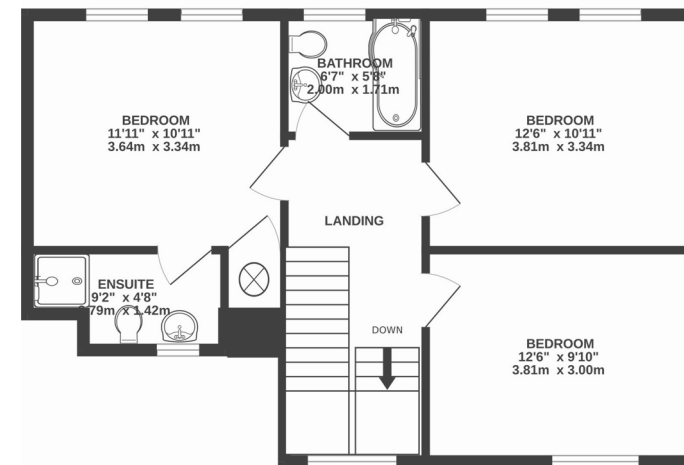
Surrounded by an Area of Outstanding Natural Beauty, Padstow is perfectly positioned for lovers of the outdoors. Within just a few miles lie some of Cornwall's most celebrated sandy beaches, ideal for sailing, surfing and family days out, while Trevose Golf & Country Club offers a championship links course with breathtaking sea views. Padstow is also well connected. The nearest mainline railway station at Bodmin Parkway (approx. 20 miles) provides direct links to London, while Newquay Airport (approx. 14 miles) offers domestic and international flights.

To find The School House, head towards Padstow on the A389. As you approach Padstow, turn right at signs for the town centre and follow the road down the hill. Old School Court can be found further down on the right hand side before the road bends to the right and The School House will be directly in front of you. The postcode for satellite navigation is PL28 8ED. What3words: chestnuts.coder.painter

GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.