



Bond
Oxborough
Phillips

Changing Lifestyles

The Old School House

Jacobstow

EX23 0BR



Guide Price £800,000



Changing Lifestyles

01822 600700

More than a Home - A way of Life

For almost fifty years, The Old School House has been much more than a beautiful family home. It has been a place where children have grown up, weddings have been celebrated, Christmases have filled the magnificent former school hall, and generations of family and friends have gathered. Tucked away on a quiet no-through lane, the property enjoys remarkable peace and privacy, where passing traffic is rare and the soundtrack to everyday life is birdsong, the gentle flow of the water fountain in the garden, and, after dark, one of Cornwall's finest displays of stars.

The magnificent former school hall is the heart of the home. Its impressive proportions have comfortably hosted everything from village millennium celebrations and Royal event screenings to unforgettable family weddings and festive gatherings beneath a full-height Christmas tree beside the roaring wood burner. It remains a wonderfully versatile space that adapts effortlessly to both everyday family life and large-scale entertaining.

Outside, the gardens have been lovingly nurtured using organic principles and have become something truly special. Opened regularly for garden clubs and charitable events, they are a haven for wildlife, with three ponds providing homes for colourful koi carp, newts and tadpoles. An established irrigation system serves the greenhouse and raised vegetable beds, while mature planting ensures colour and interest throughout every season.

The property's private well has proved exceptionally reliable, never running dry—even during the drought of 1976.

There are countless quiet moments to enjoy here; sitting beneath the rose and clematis arbour surrounded by flowering chamomile, enjoying breakfast beneath the sheltered outdoor dining porch whatever the weather, exercising beside the pond as the morning sun rises across uninterrupted countryside, or unwinding in the sauna after a day at the beach.



The Old School, Jacobstow, EX23 0BR



- Unique former schoolhouse
- Loved home for 50 years
- Spacious original school hall
- Workshop with potential
- Private, mature garden plot
- Stunning countryside walks nearby
- Dark Sky stargazing location
- Easy access to Bude and coast



Set in the rural village of Jacobstow, The Old School enjoys a peaceful yet connected location just a short drive from the stunning beaches and vibrant town of Bude.

Surrounded by open countryside, the area offers endless walking routes, quiet lanes, and panoramic views and peaceful evenings under the stars.

Services

Mains Water, drainage and Electricity

Single phase electric to the house. And separate 3 phase to the workshop.



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The Workshop/Studio

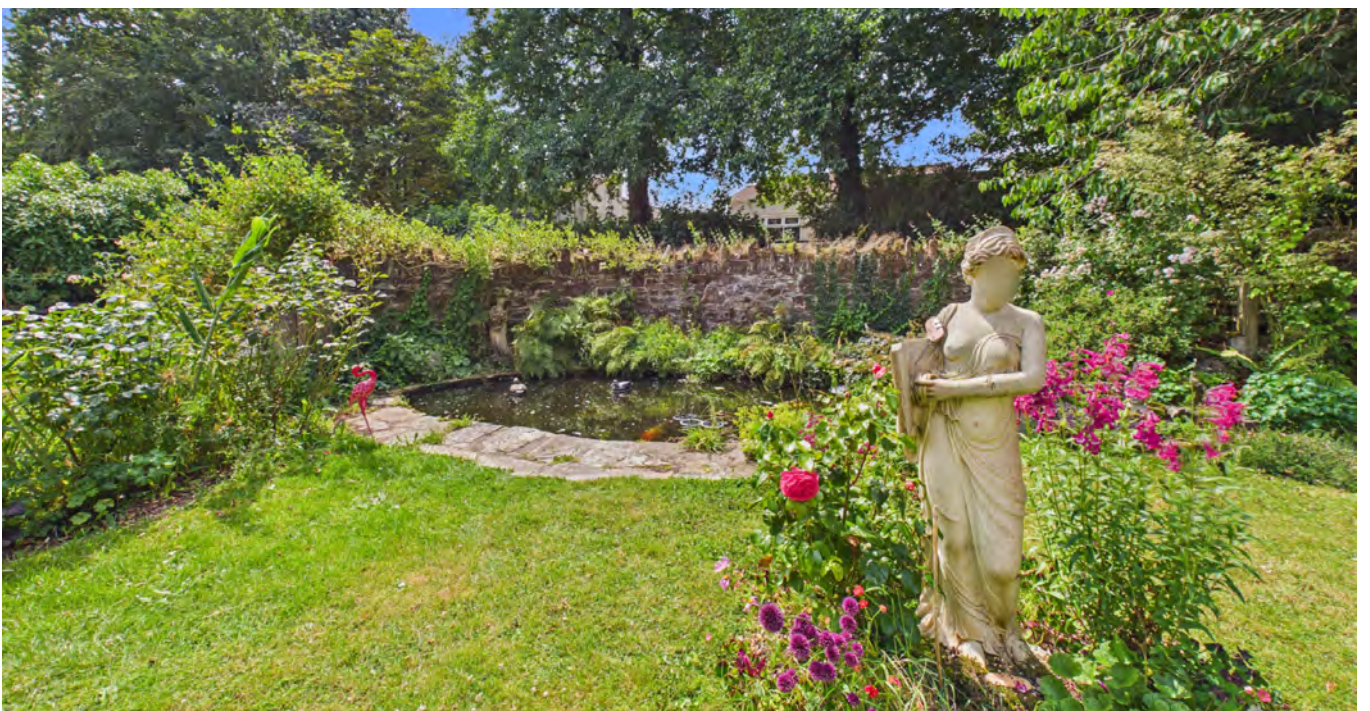
Complementing the main house is a substantial former workshop offering exceptional future potential.

Although recently affected by fire, the building retains enormous scope for restoration or redevelopment (subject to any necessary permissions). Formerly benefiting from its own three-phase electricity supply, the building could once again become an outstanding workshop, creative studio, home business premises, leisure space or even ancillary accommodation.

For those wishing to maximise the site's flexibility, there is also the straightforward possibility of widening the existing garden pathway to provide vehicle access directly to the workshop. For buyers seeking a home that combines lifestyle with business potential, opportunities like this are increasingly difficult to find.



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Why We Loved Living Here

"Some mornings we'd exercise beside the pond while the sun rose across the countryside. Other days we'd simply sit quietly beneath the porch listening to the stream."

"The garden has always been full of wildlife. We've watched newts, tadpoles, dragonflies and even otters along the stream."

"After swimming at Bude Sea Pool we'd come home for a sauna before relaxing outside with a cup of tea."

"The skies here are incredible. On a clear evening the Milky Way stretches right across the sky."

"Everything is close by, yet it always feels wonderfully peaceful. Crackington Haven, Widemouth Bay and Bude are only a short drive away, while wonderful walks begin almost from the front door."

"It has been the perfect family home for us for almost fifty years. We hope another family will enjoy it just as much."

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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