



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Old Dairy Barn  
St. Gennys  
Bude  
Cornwall  
EX23 0BH

**Asking Price: £600,000 Freehold**



Changing Lifestyles

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bude@boproperty.com

# Old Dairy Barn, St. Gennys, Bude, Cornwall, EX23 0BH



- Beautifully presented barn conversion
- Sought after St Gennys setting
- Located within an Area of Outstanding Natural Beauty
- Grounds and paddock extending to approx. 2.59 acres
- Separate paddock measuring approx. 2.2 acres
- Impressive modern extension added in 2022
- Superb blend of character and contemporary living
- Open plan kitchen/dining/living space with exposed stonework
- Further spacious living room with vaulted ceiling
- 2/3 bedrooms including mezzanine bedroom/office
- Principal bedroom with en-suite shower room
- Ample off-road parking
- Useful detached store/utility building
- Ideal lifestyle home with land



A rare and exciting opportunity to acquire this beautifully presented 2/3 bedroom semi detached barn conversion, occupying a superb rural setting within the sought after parish of St Gennys, an Area of Outstanding Natural Beauty, with grounds and paddock extending in total to approximately 2.59 acres.

Old Dairy Barn offers a wonderful balance between traditional character and contemporary living, with the original stone barn providing warmth, charm and a wealth of period features, whilst the impressive modern extension, added by the current owners in 2022, creates a striking contrast with vaulted ceilings, excellent natural light and a versatile mezzanine level. The original section of the property features an inviting open plan living/kitchen/dining space, beautifully enhanced by exposed stonework, timber beams, slate flooring and a wood burning stove, creating a superb sociable heart to the home. This area provides ample space for both relaxed seating and dining, with direct access to the garden and patio areas. The modern extension has been thoughtfully designed to complement the original barn, offering a further spacious living room with vaulted ceiling, large windows, French doors and a bright, contemporary feel. From here, stairs rise to a mezzanine bedroom/office space, ideal as a third bedroom, home office or studio area, with access to a terrace enjoying views across the surrounding countryside. The ground floor also includes a useful study area and sitting/hobbies room, providing flexibility for home working, guest accommodation or additional reception space. The first floor offers two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a well appointed family bathroom.

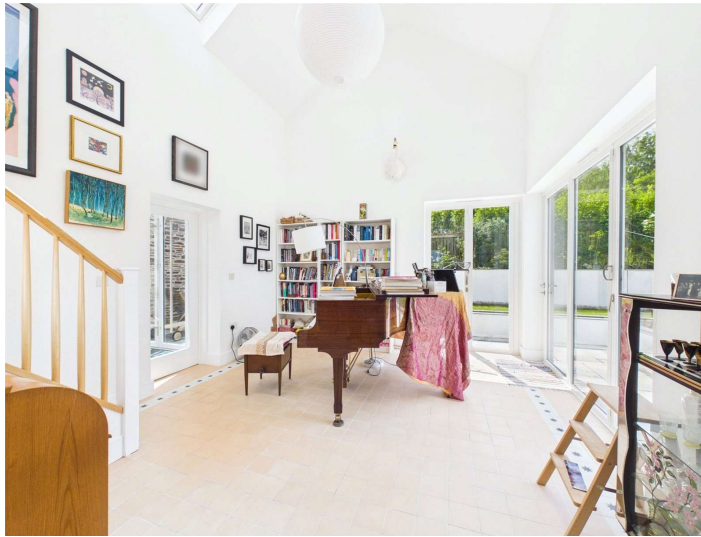


Externally, the property is approached via a shared entrance track which leads to the side of the property and around to a parking area providing ample off-road parking for Old Dairy Barn. The gardens are attractively arranged, with a level lawn, patio seating areas and a separate useful store/utility building. Access to the paddock is also found from the parking area via a five bar gate, with the land divided into two enclosed areas comprising an initial smaller paddock and a larger paddock beyond. The separate paddock extends to approximately 2.2 acres, with the whole site extending to approximately 2.59 acres.

An internal viewing is highly recommended to fully appreciate the character, setting, versatility and lifestyle appeal this exceptional home has to offer. EPC TBC. Council Tax Band C.

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Old Dairy Barn occupies a delightful rural position within the sought after parish of St Gennys, an Area of Outstanding Natural Beauty, surrounded by rolling countryside and within easy reach of the dramatic North Cornish coastline. The nearby coastal village of Crackington Haven offers a popular beach, public house and access to the South West Coast Path, with further scenic walks and beauty spots found throughout the surrounding area. The coastal town of Bude lies within driving distance and provides a comprehensive range of shopping, schooling and recreational facilities, including supermarkets, independent shops, restaurants, leisure centre, golf course and a choice of sandy beaches. The A39 is also accessible, offering convenient links further into Cornwall and North Devon.



# Property Description

**Entrance Hall** - 9'9" x 7'6" (2.97m x 2.29m)

**Living Room** - 16'11" x 14'2" (5.16m x 4.32m)

**Kitchen Dining Room** - 24'7" x 16'11" (7.5m x 5.16m)

**Sitting/Hobbies Room** - 17' x 12'8" (5.18m x 3.86m)

**Study Area** - 12'6" x 7'3" (3.8m x 2.2m)

**Mezzanine Bedroom/Office** - 12'6" x 10'9" (3.8m x 3.28m)

**First Floor Landing** - 2 velux roof window providing an abundance of natural light, desk area and fitted shelves.

**Bedroom 1** - 17'1" x 12'6" (5.2m x 3.8m)

**Ensuite Wet Room** - 10' x 5'1" (3.05m x 1.55m)

**Bedroom 2** - 17'1" x 10'3" (5.2m x 3.12m)  
Steps to mezzanine store area.

**Family Bathroom** - 9'11" x 8'9" (3.02m x 2.67m)

**Outside** - The property is approached via a shared entrance track leading to the side of Old Dairy Barn and continuing around to a parking area, providing ample off-road parking. This section of driveway is owned by Old Dairy Barn, with easements in place for four neighbouring properties to park along the drive.

The gardens immediately adjoining the property are laid principally to lawn with paved patio seating areas, creating a pleasant space for outdoor dining and entertaining. The contemporary extension enjoys large glazed openings onto the garden, while the terraced decking area provides an elevated spot from which to take in the surrounding rural outlook.

A useful detached store/utility building is positioned close by, ideal for storage, hobbies or garden equipment. Access to the land is gained via a five bar gate from the parking area, opening into a smaller enclosed paddock which then leads through to the larger paddock beyond. The separate paddock extends to approximately 2.2 acres with water connected and offers excellent appeal for those seeking space for animals, amenity use or simply a greater sense of privacy and rural lifestyle. In total, the site extends to approximately 2.59 acres.

**Store/Utility Outbuilding** - 12'11" x 10'5" (3.94m x 3.18m)  
Power, light and water connected. WC and wash hand basin. Space and plumbing for washing machine and tumble dryer.

**EPC Rating** - C

**Council Tax** - Band C

**Services** - Mains electric and water. Shared private drainage. Oil fired central heating.

**Anti Money Laundering** - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

# Floorplan

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**Approximate total area<sup>(1)</sup>**

1943 ft<sup>2</sup>  
180.5 m<sup>2</sup>

**Balconies and terraces**

147 ft<sup>2</sup>  
13.7 m<sup>2</sup>

**Reduced headroom**

86 ft<sup>2</sup>  
8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC TBC

## Directions

From Bude town centre proceed out of the town towards Stratton and turn right into Kings Hill opposite Bude Service station. upon reaching the A39 turn right sign posted Camelford and proceed for approximately 9 miles past the village of Wainhouse Corner. Take the right hand turning sign posted Boscastle and proceed for approximately 1.5 miles and turn right signposted Pencuke. Proceed into the hamlet of Pencuke whereupon Old Dairy Barn will be found on the left hand side.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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## We are here to help you find and buy your new home...

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