



Climar,
Venterdon, Stoke Climsland

LODGE & THOMAS

ESTABLISHED 1892

Climar, Venterdon, Stoke Climsland PL17 8PD

Guide Price - £305,000 Freehold

- Two double bedroom cottage
- Stylishly refitted kitchen and shower room/wc
- Lounge/diner with Inglenook style fireplace and wood burner
- Gas central heating and uPVC double glazing
- Sheltered garden with large outbuilding
- Parking for two cars

A beautifully refurbished cottage with generous level gardens and parking in a pretty, rural hamlet in east Cornwall.

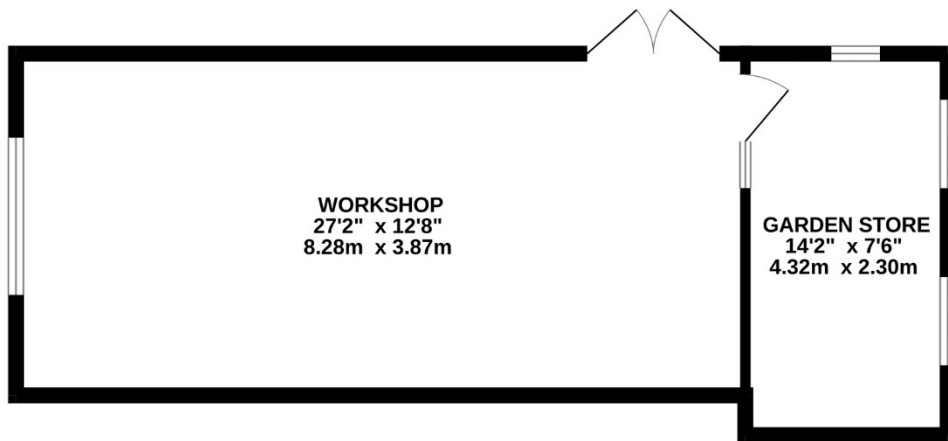




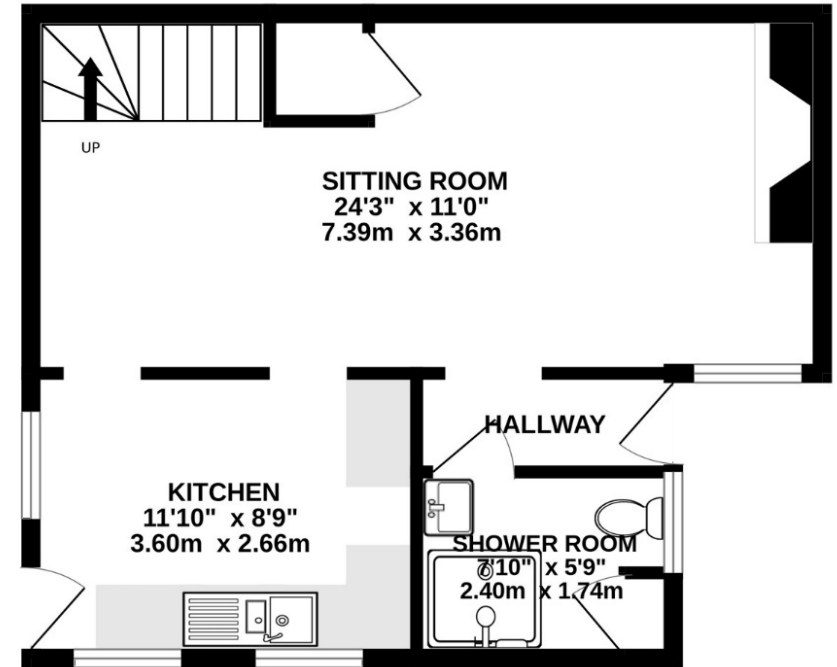
The Property

Since 2018, this highly appealing attached cottage has been the subject of much refurbishment and improvement, which has included the installation of new double glazed windows, new electrics, new plumbing and a new gas central heating system. The kitchen and shower room/wc have been sensitively refitted and the cottage redecorated to the highest of standards.

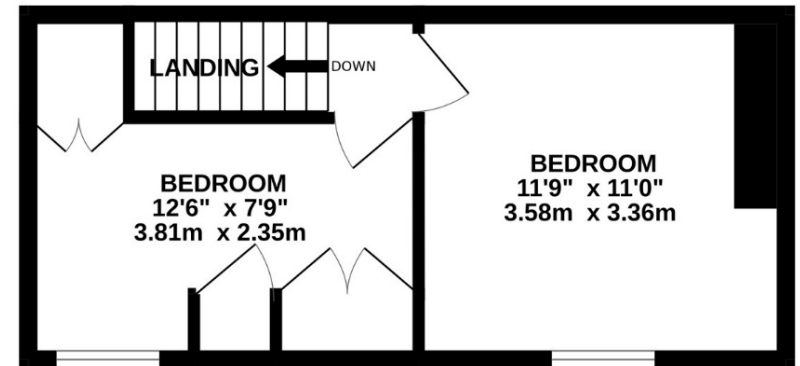
Extending to the front is a sheltered and level garden which many will consider to be of a good size. It is laid mainly to lawn and features an abundance of mature colourful shrubs and trees which add to the privacy and interest. At the bottom of the garden is a large corrugated iron shed with electric connected, used for general storage and as a potting shed. Attached to this is a smaller stone built store, whilst to the front there is off-road parking for two cars.



Ground Floor



First Floor



SITUATION

Venterdon is a small hamlet set amidst unspoilt countryside. Whilst enjoying a relatively peaceful location, it is by no means isolated with a village at Stoke Climsland just ½ a mile away, taking care of most day to day needs. The larger town of Callington is 3½ miles away and here will be found a much wider range of shops, schooling, business and commercial facilities. The hamlet is also central for commuting to Saltash, 13 miles, Plymouth 18½ miles and Launceston 8 miles close to the famous Bodmin Moor and Cornwall's main arterial route, the A30.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. None of these services have been tested and therefore no guarantees can be given.

COUNCIL TAX BAND B EPC D64

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

PARTICULARS & PLAN

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

VIEWINGS

Strictly by appointment with the sole selling agents Lodge & Thomas.

DIRECTIONS

From Callington head north on the A388 into Kelly Bray. Here bear right at The Swingletree Inn signposted Stoke Climsland 2 miles. Follow the road into Stoke Climsland and turn left after the school signposted Venterdon. Follow the road into the hamlet where the property for sale will be found at the centre on the left. **what3words**///corrode.unzipped.surveyors





01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892