



Venterdon Callington Cornwall PL17 8PD

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Believed to date back to approximately 1850 set within the sought after Hamlet of Venterdon, is this charming Detached Period House with a separate Annexe. The current vendors have updated and improved the property to provide a comfortable home for the family or even extended family making use of the annexe. There are many character features which include slate and wooden flooring, deep wooden window sills, beams, wood burners, exposed fireplaces/walling and rayburn. There are countryside views that can be enjoyed both internally and externally and there is oil fired central heating and Upvc double glazing.

£425,000

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The pretty good sized gardens are private, well maintained and include a former piggery handy for storage purposes and would make a lovely setting for outside entertaining or alfresco dining. There is also a Garage, ample parking facilities and the annexe has its own patio area ideal for garden furniture. A viewing is highly recommended for the property, annexe and location to be fully appreciated.

LOCAL INFORMATION

Stoke Climsland is an attractive village with a good range of amenities and the nearby Duchy College on the doorstep. There is a vibrant village community, an excellent Primary School, Church, Village Hall and rare Shop/Post office. The nearby town of Callington is 2 miles away and there is then good access into the city of Plymouth. The A30 is within close proximity which offers great access to Truro and Exeter which have good road and rail links with Exeter offering an airport.

ENTRANCE PORCH 4' 8" x 3' 4" (1.42m x 1.02m)

Wooden door, picture windows and tiled floor.

LOUNGE/DINING ROOM 27' 4" x 12' 5" (8.32m x 3.78m)

Max. A most impressive room having two feature fireplaces with cast iron wood burners set on slate hearths set within stone walling. Beams. Stairs rising to the first floor. Upvc double glazed windows with deep wooden sills and lintels above. Stable door to:-

KITCHEN/BREAKFAST ROOM 22' 7" x 7' 11" (6.88m x 2.41m)

Cottage style Kitchen with a range of wall and base units wooden work tops over, Belfast sink, electric 4 ring hob, oven beneath and extractor over, built in dish washer and fridge, Upvc double glazed window, Breakfast bar. Exposed stone walling housing the Rayburn, basket storage.

BOOT ROOM 8' 11" x 4' 1" (2.72m x 1.24m)

Useful space having access to the side elevation and Upvc double glazed window.

CLOAKROOM/UTILITY 7' 7" x 7' 2" (2.31m x 2.18m)

Toilet, wash hand basin, base unit, plumbing for washing machine, beams, Upvc double glazed windows.

LANDING

BEDROOM 1 11' 5" x 12' 5" (3.48m x 3.78m)

A warm but light Bedroom having a Vaulted ceiling with A frame beams, exposed fireplace/wall, Upvc double glazed window which has a nice outlook across to local farmland and fields. Further Upvc double glazed window. Wardrobe.

BEDROOM 2 11' 8" x 9' 1" (3.55m x 2.77m)

Again enjoying a nice outlook across to countryside, wardrobe, storage area and beams.

BEDROOM 3 14' 0" x 8' 3" (4.26m x 2.51m)

Irregular shaped room max measurements. Velux windows, some restricted height space.

BATHROOM 8' 1" x 5' 5" (2.46m x 2.56m)

P shaped bath with shower over, toilet, wash hand basin, Victorian style radiator, beams, Upvc double glazed window.

ANNEXE

LOUNGE/DINING ROOM/KITCHEN 16' 8" x 14' 1" (5.08m x 4.29m)

Kitchen - range of wall and base units, work tops over, 4 ring hob with oven beneath and extractor above. Built in fridge. Ample space for Reception furniture, velux window and Upvc double glazed window with deep sills. Mezzanine area above Kitchen section.

BEDROOM 14' 0" x 9' 7" (4.26m x 2.92m)

Irregular shaped room, maximum measurements. French doors to patio area.

SHOWER ROOM 6' 3" x 5' 10" (1.90m x 1.78m)

Shower cubicle, wash hand basin, toilet, heated towel rail, tiling, Upvc double glazed window.

GARAGE

With double doors, power and light.

OUTSIDE

The property is approached via double gates opening to give access to the driveway and parking area. The front garden has a Cornish stone wall with a raised lawned area edged with trees. A pathway leads to the front and side entrance and there is also an attractive rockery which is well stocked with a variety of shrubs and flowers. Lawns then continue to the side and rear, again being edged with natural hedging and are private. There is a vegetable garden, and useful outbuildings which we believe were originally piggeries. The annexe and Garage are to the right when entering through the gates.

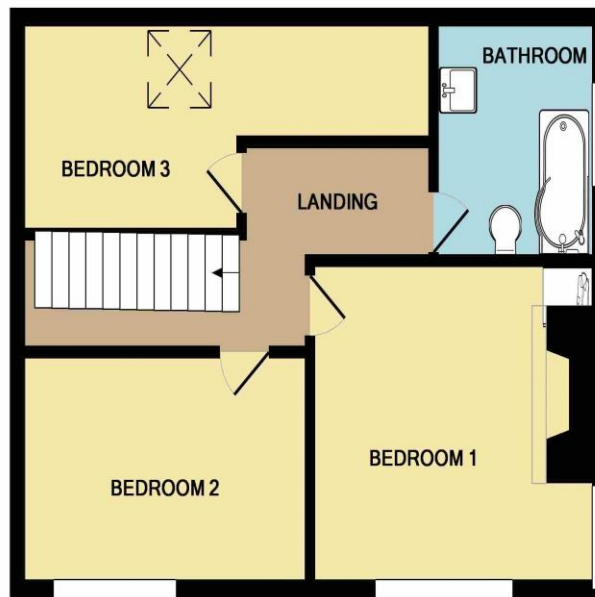
DIRECTIONS

From Callington follow the road into Kelly Bray and take the right turning by the Swingle Tree Pub into Stoke Road. Follow the road into the village past the post office/shop and the green on the left. Continue until locating the sign to Venterdon turning left and continue to the bottom of the road, around the right hand corner and the property can be found on the right.

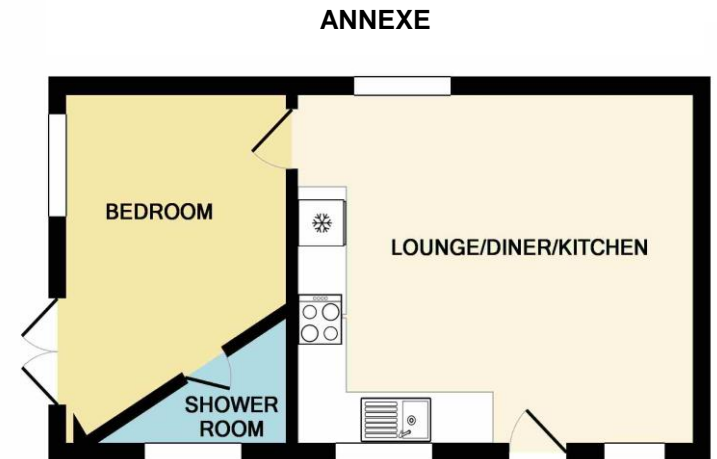




GROUND FLOOR



1ST FLOOR



ANNEXE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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