



STAGS

Venterdon Farm

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Venterdon, Callington, PL17 8PD

Callington 4.5 miles Tavistock 9 miles Plymouth (A38) 20 miles

- 5 Bedrooms (Master with En Suite & Dressing Room)
- 2 Further Bathrooms
- Stunning Kitchen/Breakfast Room
- 2 Reception Rooms
- Planning Permission for Detached Residential Dwelling
- Detached Car Port/Workshop
- Gardens and Pasture Paddock
- 2.54 Acres In All

Guide price £675,000

SITUATION

The property lies in a hamlet on the fringe of the small village of Stoke Climsland, served by a Post Office/general store, primary school and thriving community. Less than 5 miles away is the town of Callington, which has doctors, dentists and veterinary surgeries, places of worship and Tesco store. Approximately 9 miles to the east is the picturesque market town of Tavistock with its excellent range of facilities including shops, restaurants, pannier market, leisure centre and many sporting facilities as well as access to the majestic Dartmoor National Park. In addition there are private and secondary schools to A-level standard including Kelly College and Mount House preparatory school. To the north is the former market town of Launceston where there is access to the vital A30 trunk road which links the cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway stations serving London Paddington and international airport. To the south lies the city port of Plymouth with a deep water marina and cross channel ferry port serving northern France and Spain.

DESCRIPTION

A skilfully converted property that has been subject to considerable expenditure by the current vendors, creating a tasteful home of rare quality and comfort with over 3000 sq.ft of accommodation. The property successfully combines the character and charm of the period with more modern features including a contemporary kitchen/breakfast room and glass fronted atrium. In addition there is planning permission for a detached dwelling within the grounds.

ACCOMMODATION

The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises an entrance hall with door to the atrium and steps to the inner vestibule. From the inner vestibule steps lead down to the study, which could also be used as an additional bedroom and to the lounge with two



Impressive contemporary farmhouse residence on edge of well favoured village





woodburners, slate floors and beamed ceiling. From here steps lead to the most impressive glass fronted atrium with door to shower room, steps down to two bedrooms and stairs to the master bedroom suite.

From the inner vestibule, steps lead to the stunning kitchen/dining room with slate floors, exposed A-frames and full width bi-fold doors opening to the patio/garden. The kitchen offers a large feature island unit, polished stone worktop, electric Aga and walk-in pantry. A door leads to the utility room/boot room with door to the garden and a separate wc.

The first floor is reached via two open tread staircases. From the atrium, a staircase leads to the master bedroom with en suite shower room and two dressing rooms. From the lounge, a staircase leads to two further bedrooms and a family bathroom.

OUTSIDE

Accessed from the lane via an electric gate to the gravel driveway which provides parking for several vehicles and access to the open fronted CAR PORT 6.15m x 4.27m (20'2" x 14') with adjoining WORKSHOP 4.27m x 2.57m (14' x 8'5"). An external staircase leads to a storage area which can be accessed via a trap door and provides crawl space across the carport and workshop areas.

The gardens are to the rear and side of the property, laid mainly to lawn with well-defined hedge and fence boundaries. An attractive garden arbour enjoys views over the surrounding area. In addition there is a useful range of sheds, and an adjoining pasture paddock of some 1.734 acres which has separate road access and a public footpath on its eastern boundary.

The property extends in all to 2.54 acres or thereabouts.

AGENT'S NOTE

1. There is planning permission for a detached dwelling within the grounds of the property, granted in February 2016 by Cornwall Council under planning application PA15/06504.
2. The vendors will be placing a restrictive covenant on the pasture paddock with a percentage share of uplift in any value (by valuation) should any residential development consent be obtained in the future.

SERVICES

Mains water, electricity and drainage. Bulk oil fired central heating via external boiler. Telephone connected subject to British Telecom regulations. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

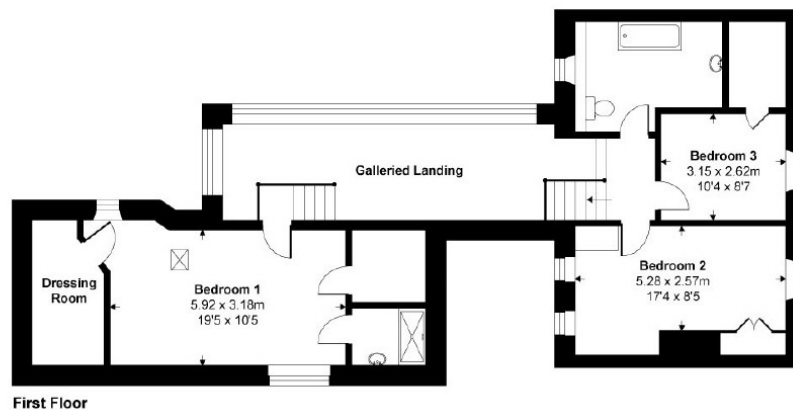
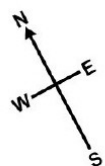
Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

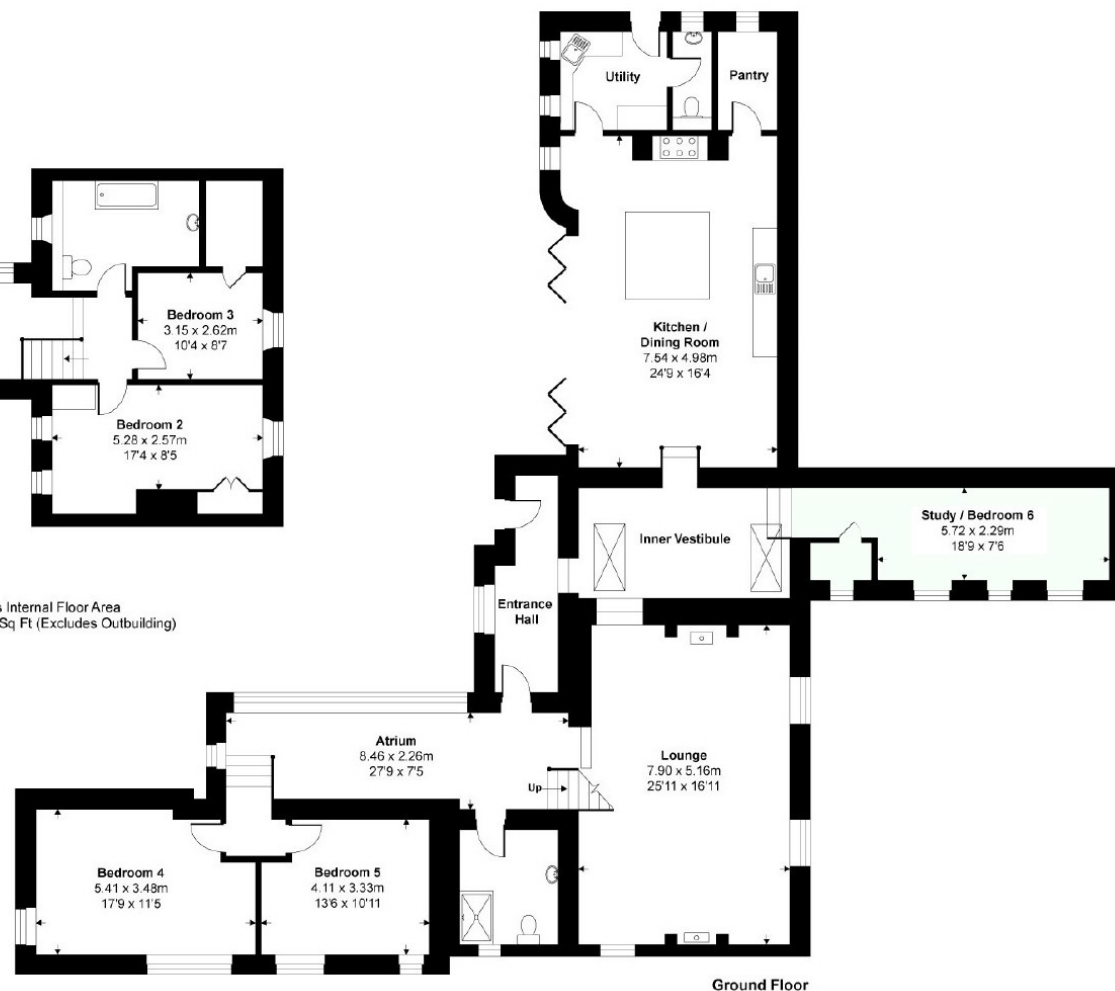
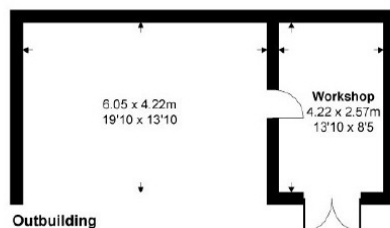
From Callington, head north on the A388 towards Launceston, passing through the village of Kelly Bray and continue for 2 miles. At the prominent crossroads signposted Duchy College and Stoke Climsland, turn right. Continue on this road (passing the college driveway) and take the right hand turn signposted Venterdon'. Continue on this road into the hamlet and Venterdon Farm is the first property on the left hand side. Map Reference: OS Landranger Sheet 201:357/749.



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



Approx. Gross Internal Floor Area
313.2 Sq Metres 3371 Sq Ft (Excludes Outbuilding)



These particulars are a guide only and should not be relied upon for any purpose.



Stags
Kensley House, 18 Western Road, Launceston, Cornwall, PL15 7AS
Tel: 01566 774999
launceston@stags.co.uk

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		71	38
EU Directive 2002/91/EC			