

Venton Arren Vean  
St. Newlyn East

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David Ball Luxury Collection are delighted to offer for sale this charming recent renovated 1529 square foot Cornish Cottage. Venton Arren Vean Cottage in St. Newlyn East is the embodiment of rustic charm. The cottage offers a perfect blend of timeless architecture and tranquil surroundings. With its inviting interiors and a location that provides peace and privacy, it's an ideal haven for those looking to embrace the beauty and serenity of rural Cornwall.

**Guide Price £625,000 Freehold**

## Key Features

- Sought After Village Location
- Potential To Extend Under PA/22/05974
- Recently Renovated Throughout
- Lucrative Holiday Letting Potential
- Rural and Countryside Views
- Vacant Possession
- Ample Off Street Parking
- Easy Access To The A30



## The Property

Discover the epitome of rural charm at Venton Arren Vean Cottage in St. Newlyn East. Nestled amidst the tranquil Cornish countryside, this enchanting cottage embodies the quintessential English cottage experience. With its timeless architecture, lush gardens, and a location that exudes serenity, this is a rare opportunity to own a piece of countryside paradise.

The cottage's warm and inviting interiors, featuring exposed beams and a rustic fireplace, provide the perfect blend of comfort and character. Whether you're seeking a permanent residence or a weekend retreat, Venton Arren Vean Cottage offers a haven of peace and privacy, all while being conveniently situated for exploring the stunning coastlines and charming villages of Cornwall.

Don't miss your chance to make this cottage your own and immerse yourself in the timeless beauty of rural Cornwall. Act now and embrace the tranquil lifestyle you've always dreamed of at Venton Arren Vean Cottage.







## Externally

The Cottage benefits from having garden to all four sides which are mainly laid to lawn with Cornish stone walling with established plants and shrubs. The garden also offers a paved patio and pathway. There is a detached garage/store room along with a driveway providing ample off street parking.

## Planning Permission

Under planning application number PA/22/05974 for a two storey extension with alterations and demolition of existing two-storey garage and replacement with double garage with home office within roof void. This was granted on Thursday 11th August 2022.







## The Location

Venton Arren Vean Cottage is nestled in the picturesque countryside of St. Newlyn East, a charming village in Cornwall, England. This idyllic location offers a peaceful retreat from the hustle and bustle of city life while providing easy access to the stunning coastlines and quaint villages that make Cornwall a sought-after destination. With its serene surroundings and rustic charm, Venton Arren Vean Cottage is the perfect escape for those looking to immerse themselves in the beauty of rural Cornwall.





# St. Newlyn East, Newquay, TR8

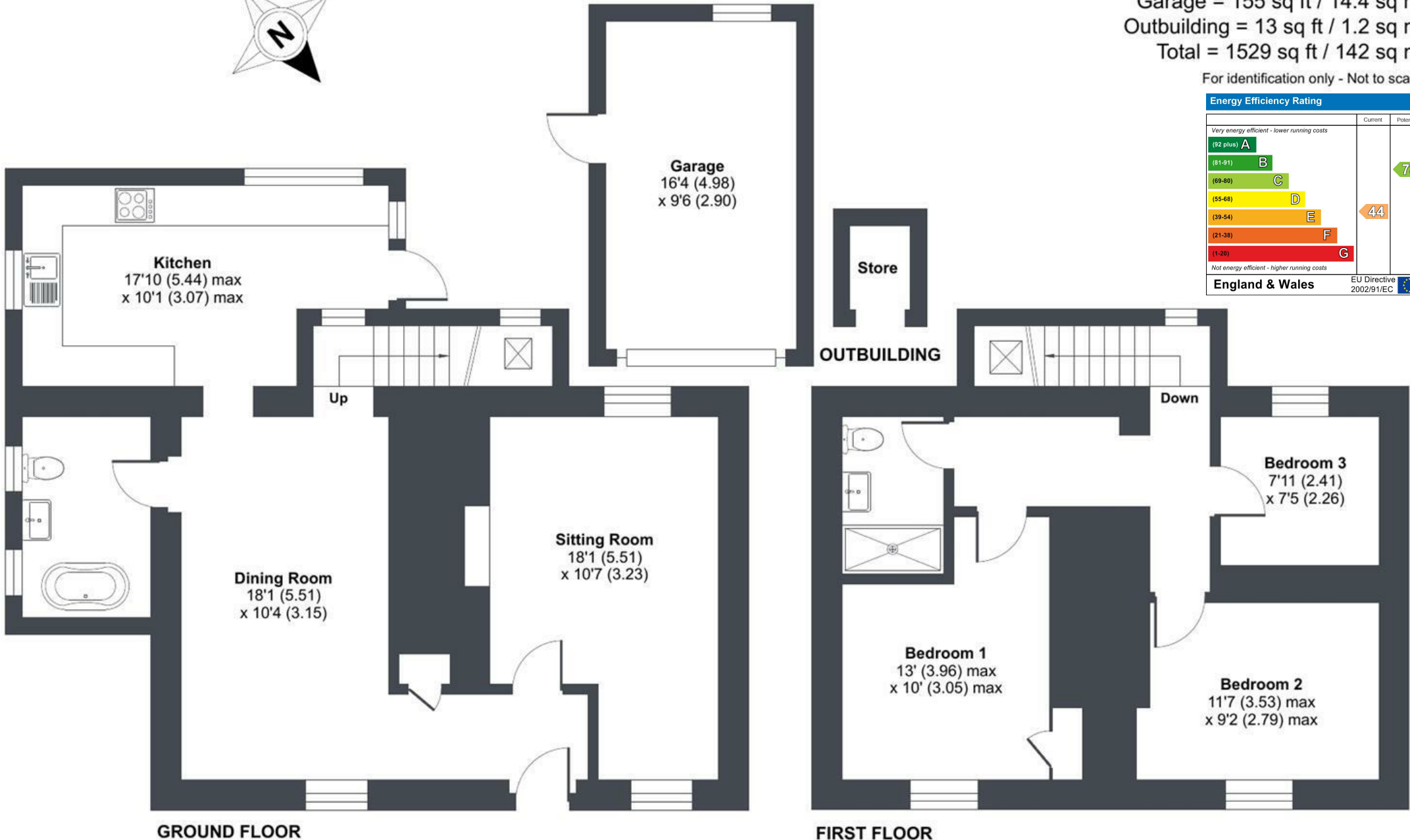
Approximate Area = 1361 sq ft / 126.4 sq m

Garage = 155 sq ft / 14.4 sq m

Outbuilding = 13 sq ft / 1.2 sq m

Total = 1529 sq ft / 142 sq m

For identification only - Not to scale



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | 78        |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  | 44                      |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |









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01637 850850  
www.davidball-luxury.co.uk



e.sales@dba.estate  
34 East Street, Newquay, Cornwall TR7 1BH

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