



Venn Hill Farm



# Venn Hill Farm

Quethiock, Liskeard, Cornwall, PL14 3SL

Liskeard 5.4 miles South Cornish Coast 9.1 miles Plymouth  
16.9 miles

Substantial farmhouse and two letting cottages with no immediate neighbours sat in approximately 6.5 acres with additional outbuilding and tennis court.

- 5 Bed Farmhouse
- Large Storage Barn
- Tennis Court
- Tenure : Freehold
- Chain Free
- 2 Letting Cottages
- Wooden Stables
- Approx. 6.5 Acres
- Council Tax Band E

Guide Price £899,995

## SITUATION

The property is located in the fringes of the rural village of Quethiock with it's primary school and 13th century church. The village of Menheniot with a post office/convenience store, primary school, public house and church is 2.8 miles away. The market town of Liskeard is some 5 miles and offers a wider range of day to day amenities, educational and recreational facilities and a leisure centre. In addition, there is a railway station serving London Paddington (via Plymouth). The A38 trunk road links Bodmin with the city port of Plymouth offering a more comprehensive range of cultural, sporting and shopping facilities. Domestic and international flights are available from Newquay and Exeter airports. The South Cornish coastline is just over 9 miles away offering a variety of popular beaches.

## DESCRIPTION

Situated on a quiet road a short distance from the village of Quethiock the farmhouse was constructed around the 1900s and comprises 5 bedrooms and 3 reception rooms, and has been in the same ownership for over 40 years. The Barn dating back to 1890 was converted in 2004 into two units, one of which is used as a holiday let and the other let out on short term tenancies. There is a large barn, tennis court, wooden stables and approximately 6.5 acres of level pasture land.



## ACCOMMODATION

The Farmhouse: access via a half glazed door to a porch with on one side a utility room, walk-in pantry and workshop. On the other side is the kitchen and adjoining family room. The kitchen has a range of fitted base and eyelevel cupboards, oil fired Stanley cast iron range and electric oven and hob. The main sitting room has a wood burning stove on a slate hearth with a stone surround. The dining room has a slate floor and stone fire place (not in use) There is access to the inner hall with a slate floored porch and door to the driveway. Also, on the ground floor is a study, storage room and cloakroom with wc and wash hand basin. Stairs lead to the first floor and principal bedroom with en-suite shower room. There are 4 further bedrooms a family bathroom and separate wet room.

High Barn: Single storey semi-detached cottage with an open plan kitchen/diner/sitting room with a fully fitted kitchen with breakfast bar and exposed A-frame beams. There are two bedrooms and family bathroom with a panel enclosed bath and shower above, wc and wash hand basin.

The Barn: Two storey semi-detached cottage with an open plan kitchen/diner with fully fitted kitchen, dining area and exposed A-frame beams. On the ground floor are 2 bedrooms and a family bathroom with a panel enclosed bath and shower above, wc and wash hand basin. Stairs lead to the first floor sitting room with far reaching countryside views.

## OUTSIDE

The property has two driveways, one serving the house and a second for the cottages. The large steel frame wooden barn has a mezzanine floor and secure lockable unit below and workshop. Opposite the cottages is a croquet lawn and productive vegetable patch and orchard. The main garden boasts large lawns, summer house, lean-to green house, BBQ area and a hard tennis court. Beyond this is an area planted out with native tree species and further woodland. There are 3 level pasture paddocks, in the first of these is a wooden stable. The land extends in all to 6.54 acres or thereabouts.

## SERVICES

Mains water and electricity, private drainage, oil fired heating and solar panels. Please note the agents have not inspected or tested these services.

## VIEWING

Strictly by appointment with the vendors' Sole Agents, Stags.

## DIRECTIONS

From Liskeard head towards Callington along the A390. On entering St Ive, just before you pass Gimblett's Car Garage, turn right signposted Quethiock 1 ½ and continue straight ahead for 1 mile where the property will be found on your left.

## what3words.com

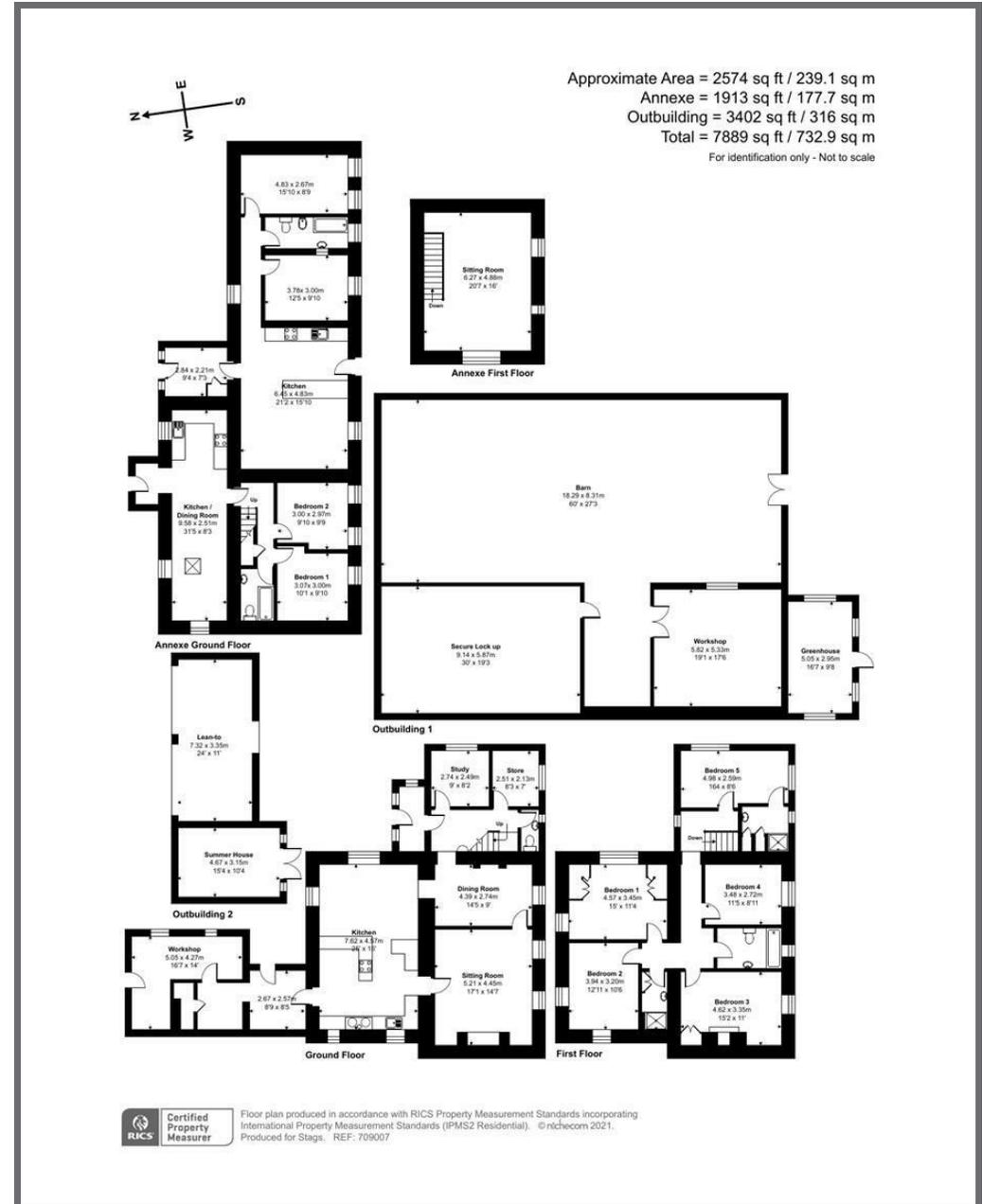
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## AGENTS NOTE

Internal photographs of the cottages taken in March 2021.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 84        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 56                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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