



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

A rare opportunity to acquire a beautifully presented country property with an early 20th-century farmhouse and two well appointed barn conversions, offering a compelling blend of lifestyle and income potential.

- Country Lifestyle Opportunity
- Income Potential
- Formal Gardens
- Approximately 6.5 Acres in All
- Freehold
- Multi-Generational Living
- Well Presented Throughout
- Range of Outbuildings
- Peaceful Semi-Rural Location
- Council Tax Band: E

Offers In Excess Of £1,100,000

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## SITUATION

The property is situated on the outskirts of the rural village of Quethiock, which features a primary school and a historic 13th-century church. Approximately 2.8 miles away is the village of Menheniot, offering a post office/convenience store, primary school, pub, and church. The market town of Liskeard lies around 5 miles from the property and provides a broader selection of everyday amenities, educational and leisure facilities, including a leisure centre. Liskeard also has a railway station with direct services to London Paddington via Plymouth. The nearby A38 trunk road connects Bodmin to the maritime city of Plymouth, which boasts a wide range of cultural, sporting, and retail opportunities. For air travel, both Newquay and Exeter airports offer domestic and international flights. The scenic South Cornish coast, with its selection of popular beaches, is just over 9 miles away.

## DESCRIPTION

A rare and versatile opportunity to acquire an impeccably presented and characterful country property, comprising a beautifully maintained early 20th-century farmhouse together with two spacious and well-appointed barn conversions. Set within approximately 6.5 acres, the property offers a compelling blend of lifestyle and income potential, also attracting the interest of extended families looking for multi-generational country living. More recently, the properties have undergone various and significant home improvements while retaining its original character and charm.

The wider grounds feature a substantial agricultural barn, a hard-surface tennis court, a set of wooden stables, and approximately 6.5 acres of level, well-maintained pastureland—ideal for equestrian or smallholding use.

## THE FARMHOUSE

The house has been significantly improved and tastefully decorated throughout, offering well-proportioned and flexible living spaces. Entry is via a half-glazed door into a welcoming porch, with access to a utility room, walk-in pantry, and a workshop on one side. The well-appointed farmhouse kitchen offers a fantastic space for entertaining family and guests, complete with a range of units, island, sink and space for appliances, along with ample space for table and chairs to one end. The main sitting room features a wood-burning stove set on a slate hearth with a stone surround, creating a warm and inviting focal point. The dining room retains original character with a slate floor and a feature fireplace. The ground floor is complete with a study and cloakroom with WC and wash hand basin. A staircase rises to the first floor, where the principal bedroom benefits from an en-suite shower room. There are four further double bedrooms, a family bathroom, and a separate wet room, all finished to a high standard.

## HIGH BARN

A charming single-storey semi-detached cottage featuring an open-plan kitchen, dining, and sitting area, complete with a fully fitted kitchen, breakfast bar, and exposed A-frame beams that add character and warmth. The accommodation includes two bedrooms and a family bathroom with a panel-enclosed bath, overhead shower, WC, and wash hand basin.





## VENN HILL BARN

A two-storey semi-detached cottage featuring an open-plan kitchen and dining area with a fully fitted kitchen and exposed A-frame beams. The ground floor comprises two bedrooms and a family bathroom with a panel-enclosed bath, overhead shower, WC, and wash hand basin. Stairs lead to the first-floor sitting room, which enjoys far-reaching views over the surrounding countryside.

## OUTSIDE

The property benefits from two separate driveways, one providing access to the main house and the other serving the cottages. A substantial steel-framed timber barn features a mezzanine level, secure lockable storage below, and an adjoining workshop. Situated opposite the cottages is a manicured croquet lawn, alongside a productive vegetable garden and orchard. The principal garden is thoughtfully designed, encompassing expansive lawns, a summer house, a lean-to greenhouse, a dedicated BBQ area, and a hard-surfaced tennis court. Beyond the formal garden lies a section planted with native tree species, extending into additional woodland. The grounds are complete with three level pasture paddocks, one of which contains a timber stable and in total extend to approximately 6.54 acres, offering a versatile and attractive rural setting.

## SERVICES

Mains water and electricity, private drainage, oil fired heating and solar panels. Broadband availability: Starlink high speed internet, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

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

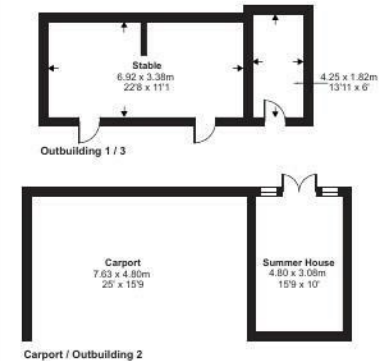
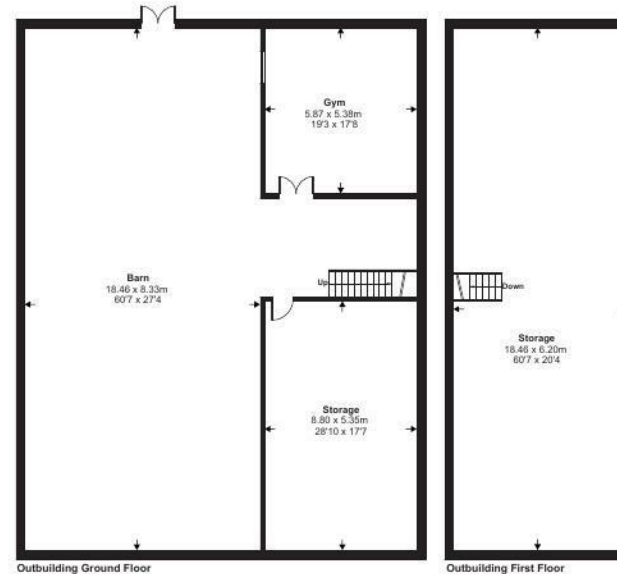
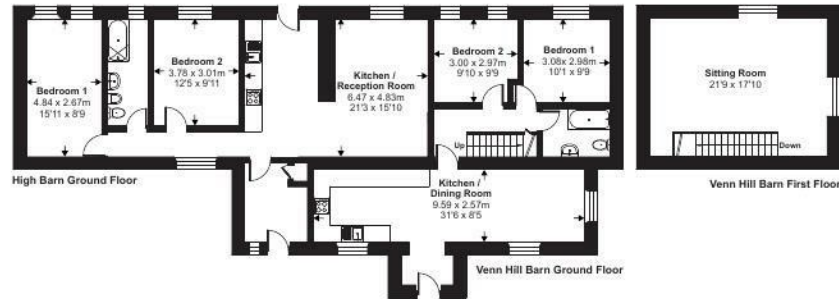
## DIRECTIONS

From Liskeard, take the A390 in the direction of Callington. Upon entering the village of St Ive, turn right just before passing Gimblett's Car Garage, following the sign for Quethiock (1½ miles). Continue along this road for approximately one mile, and the property will be located on your left-hand side.



Approximate Area = 2571 sq ft / 238.8 sq m  
 High / Venn Hill Barn = 1835 sq ft / 170.4 sq m  
 Outbuildings = 4467 sq ft / 414.9 sq m (excludes carport)  
 Total = 8873 sq ft / 824.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1315167



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) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           | <b>74</b>               |
| (55-68) <b>D</b>                            | <b>56</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



