

## Venterdon, Callington, PL17

Guide Price £525,000

4 2 1



A most attractive and truly impressive barn conversion, set within a sought-after hamlet in the Tamar Valley. This unique home offers an abundance of charm and character features throughout, and benefits from a private driveway, garage and no onward chain.

Situated within the hamlet of Venterdon, just moments from the highly regarded village of Stoke Climsland. Village amenities include the Village Hall, Parish Church, Village Shop/Post Office, Old School Community Centre, Sports & Social Club and Primary School. There are also regular bus services providing convenient access to Callington, Launceston, Plymouth and the surrounding areas.

## Key Features

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Family Bathroom & Downstairs Shower Room
- Private Driveway & Garage
- Triple-Aspect Rotunda Reception Room
- Sought-After Hamlet
- Four Bedroom Barn Conversion
- No Onward Chain
- Character Features Throughout
- Kitchen & Separate Utility Room
- Freehold

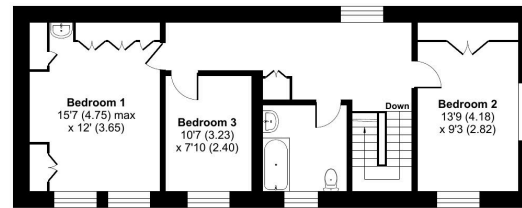
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Approximate Area = 1728 sq ft / 160.5 sq m

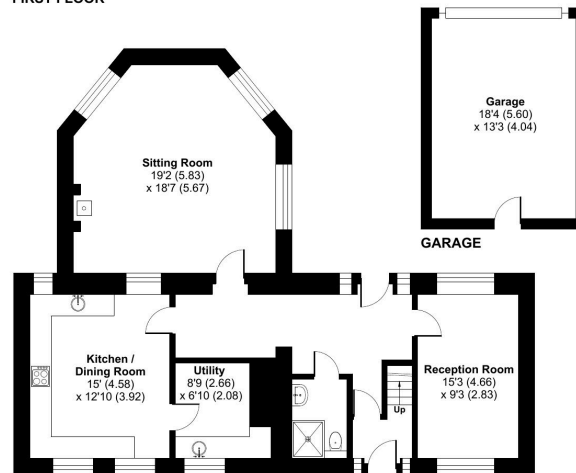
Garage = 244 sq ft / 22.6 sq m

Total = 1972 sq ft / 183.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Ben Estates TA Ben Langton Powered by exp. REF: 1407602