



Venton Lea



# Venton Lea

Callestick, Truro, Cornwall, TR4 9HF

Truro 4.5 miles A30(T) Junctions 1 and 5 ½ miles St Agnes 5 miles

**A well-positioned fine equestrian and smallholding – total about 3.64 acres**

- Good Address
- Comfortable 3 Bedroom Bungalow
- Further Land Available by Additional Negotiation
- Detached Garage & Store
- Freehold
- Private Driveway Approach
- Mature Grounds
- 4 Stables, Sand School & Tack Room
- Adjoining Field
- Council Tax Band E

**Guide Price £625,000**

## **SITUATION**

Venton Lea is in an enviable situation being within easy reach of the scenic north coast with its surfing beaches and villages at Perranporth and St Agnes, junctions to the new A30(T) and its trunk road motoring up and down the spine of Cornwall and the cathedral city of Truro, being the commercial and retail centre of Cornwall. At Truro there is a station on the London Paddington line.

## **VENTON LEA**

The approach to Venton Lea is via an attractive stone splayed vehicular entrance and tarmac "in and out" driveway which encircles the residence.

The bungalow stands in a south-west facing position within its attractive grounds and presents homely and comfortable accommodation. A part opaque glazed front door opens to an inviting Hall with doors off to a Coats Cupboard, an Airing Cupboard and all the main rooms.

There is a delightful well-proportioned Living Room with picture window enjoying outlook to the front garden and wood-burner set within a stone fireplace surround with mantle and hearth. Double doors from the Living Room open to a good sized Dining Room with large window and part leaded and stained glass kitchen hatch.



The Kitchen comprises a matching range of Shaker style units with breakfast bar, wine rack, rolled worktops to splashback tiling and including stainless steel single drainer sink unit with vegetable bowl and mixer tap, larder cupboard with plumbing for washing machine, integral dishwasher 4 electric rings with extractor hood over, inset fan assisted oven and grill, separate oven and grill, integral refrigerator and freezer. Off is a small rear Hall with adjacent Cloakroom with close coupled wc, washbasin and radiator.

Off the Hall is a Hallway with doors off to three Bedrooms, two with comprehensive ranges of bedroom furniture, and a fully tiled Bathroom with corner bath, shower cubicle with electric shower, wc and pedestal washbasin with contemporary mirror fronted bathroom cabinet with courtesy lighting over.

#### **THE GROUNDS**

The mature gardens and grounds with Venton Lea are a particular feature of the sale and present expansive areas of open lawn with numerous Evergreen and deciduous shrubs together with tree standards and Cornish hedge and walled boundaries.

#### **THE DETACHED GARAGE AND STOREROOM**

A fine Detached Garage with concrete floor, power and lighting, timber vehicular doors, and at the rear, an additional Store Room – ideal for use as a Workshop if desired.

#### **THE EQUESTRIAN FACILITIES AND LAND**

These comprise an L-shaped block range of Stables comprising two stables and foaling box, each with stable doors, kickers and outside overhang; an additional detached purpose built Timber Stable; and an adjacent attached Tack Room/Feed Store.

Adjacent to the Stables and Tack Room/Feed Store is a single Pasture Field which extends to just over three acres and adjacent is a Sand School with wall, earth bank and hedge borders with mature trees. In total, Venton Lea extends to about 3.64 acres.

#### **EXCLUSIVELY AVAILABLE**

Exclusively available to the purchaser of Venton Lea by way of adjoining and separate negotiation is an adjacent pasture field with Barn and Field Shelter - which extend to about 3.66 acres.

#### **VIEWING**

From Truro take the B3284 northwest towards Shortlanesend. Drive through the village and continue for about a further mile before turning right signposted towards Callestick. Drive for about ½ mile, pass under the A30(T) and at the T-junction turn left towards Redruth. After a short distance turn right and the splayed stone entrance to Venton Lea will be seen on the right-hand side after about 200 yards.

#### **SERVICES**

Mains water and electricity connected. Private drainage. Oil-fired central heating. Broadband: Standard and Superfast available (Ofcom). Mobile telephone: EE and Three good indoors and EE, 02, Three and Vodaphone good outdoors (Ofcom).

#### **DIRECTIONS**

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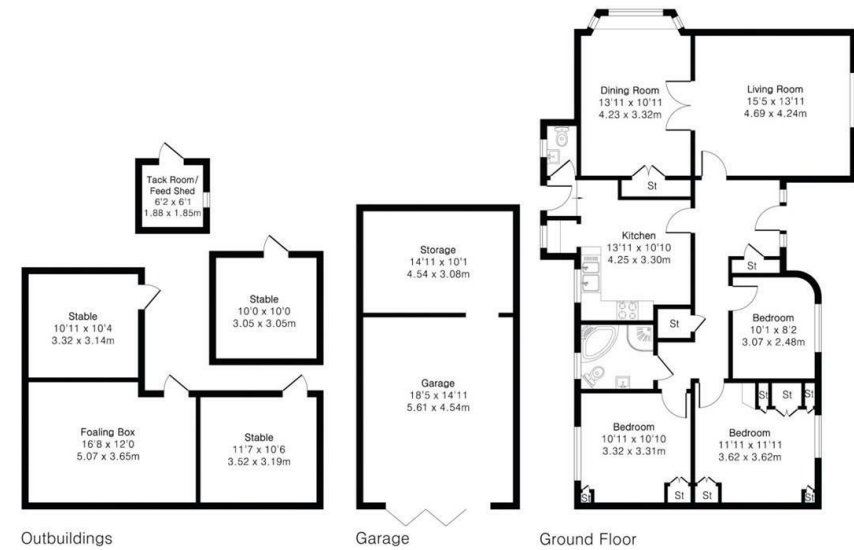
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**Approximate Gross Internal Area 1147 sq ft - 107 sq m  
(Excluding Garage & Outbuildings)**

Garage Area 431 sq ft – 40 sq m

Outbuildings Area 570 sq ft – 53 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		57	77
EU Directive 2002/91/EC			

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