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VENN LANREATH, LOOE, PL13 2PG

PRICE GUIDE £750,000





Privately situated and immensely pretty - A detached country residence of character, set within about 2.5 acres of beautiful established gardens with a range of outbuildings and frontage to a babbling stream. About 1849 sq ft, Sitting Room, Dining Room, Kitchen/Breakfast Room, Laundry Room, 4 Double Bedrooms, Family Bathroom, Long Sweeping Drive, Orchard and Arboretum, Wildlife Pond, Various Outbuildings including Barn, Tractor House, Garden Store and Tool Shed.

LANREATH 1.5 MILES, LOOE AND THE BEACHES 7 MILES, FOWEY 7 MILES, PLYMOUTH 28 MILES, NEWQUAY AIRPORT 27 MILES, EXETER 68 MILES

#### LOCATION

Venn is peacefully and privately situated at the end of a long lane (council maintained up to and just over the bridge, then private from the bridge onwards) serving just this property and providing a secluded environment.

The nearby villages of Lanreath and Pelynt both offer a wide range of amenities to include a convenience store with butcher, shop with post office, community shop, doctor's surgery, primary school, church, hairdressers and renowned local public houses/hostelries.

The historic town of Looe is only 7 miles away has a working harbour, boasts a thriving tourist industry and is also popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with award winning restaurants. On the edge of the town is a branch line railway station which links with the main line at Liskeard (Plymouth to London Paddington 3 hours).

The East and West Looe River Valleys are nearby and are renowned for their quiet lanes, footpaths and bridleways all providing unbridled opportunities for equestrians, nature lovers and outdoor enthusiasts. The pretty riverside village of Lerryn is also closeby with the River Fowey being tidal at this point and enabling launching of small boats, kayaks and paddleboards to explore the sheltered waters of the Fowey.

The Cornwall Area of Outstanding Natural Beauty lies a short distance to the south with its unspoilt coastal scenery, hidden coves and creeks, with various areas of the coast in the ownership of The National Trust. Nearby, Polperro, Polruan/Fowey and Looe are picturesque, each with their own harbours and fishing fleets. The deep waters of the Fowey estuary are well known to the sailing fraternity. There are nearby golf courses, including St Mellion. Plymouth offers access to cross channel ferry services and there is an international airport at Newquay.

Many of Cornwall's attractions are within easy driving distance, including the Eden Project, The Lost Gardens of Heligan and such National Trust properties as Cotehele and Lanhydrock.



## DESCRIPTION

Venn comprises an extraordinary country residence, privately situated within about 2.5 acres of beautiful gardens and available on the open market for the first time in 49 years. The property represents the perfect opportunity for those seeking to pursue the peaceful country lifestyle with ample space for those wishing to be self sufficient. The various barns/outbuildings provide an excellent amenity and may be considered suitable for alternative uses including work from home or creative space or perhaps conversion to annexe or holiday letting space subject to any consents that may be required. The property benefits from full double glazing and central heating via an LPG bulk tank. Traditional features abound including exposed beams and stonework to create a home of immense warmth and character.

The accommodation extends to about 1849 sq ft and briefly comprises - GROUND FLOOR - Storm Porch - 16' Dining Room with LPG fired stove having a granite lintel over - 18' Sitting Room with Jotul wood burner - 21' Kitchen/Breakfast room with Rayburn range - Rear Hall and Porch - Pantry - Cloakroom/WC - Laundry Room - FIRST FLOOR - 13' Principal Bedroom with Dressing Room off (note plumbing place for conversion to an Ensuite Shower/WC if desired) - 3 Further Double Bedrooms - Family Bath/Shower Room having bath and separate shower cubicle.

## OUTSIDE

The long sweeping drive leads to an ample parking area for many cars.

The gardens extend to about 2.5 acres and are a particular feature of the property having been lovingly planted and landscaped by our client, with particular care taken to provide a wonderful habitat for the abundant wildlife. Wide lawns give way to various flower and shrub beds with opportunities to create a productive kitchen garden for those seeking to pursue self sufficiency. The gardens have a parkland like feel with a maturing arboretum including Hornbeam, Rowan, Ash, Beech, Alder and Oak amongst other varieties. In addition there is a mature and productive orchard. A stream runs along the southern boundary and there is also a wildlife pond/bog garden again full of wildlife. A strategically positioned summerhouse with decked terrace is the perfect vantage point from which to immerse yourself in the garden.

Various outbuildings (demonstrated on the floorplan) provide ample storage/amenity space with potential for alternative uses, these buildings extend to about 1877 sq ft and briefly comprise two storey barn (stone construction), tractor house, various garden stores, tool shed and log stores.

EPC RATING - F, COUNCIL TAX BAND - F

SERVICES - Mains water and electricity, private drainage. LPG bulk tank gas serving central heating boiler.

## DIRECTIONS

Using Sat Nav - Postcode PL13 2PG

what3words - ///copes.unleashed.blogs







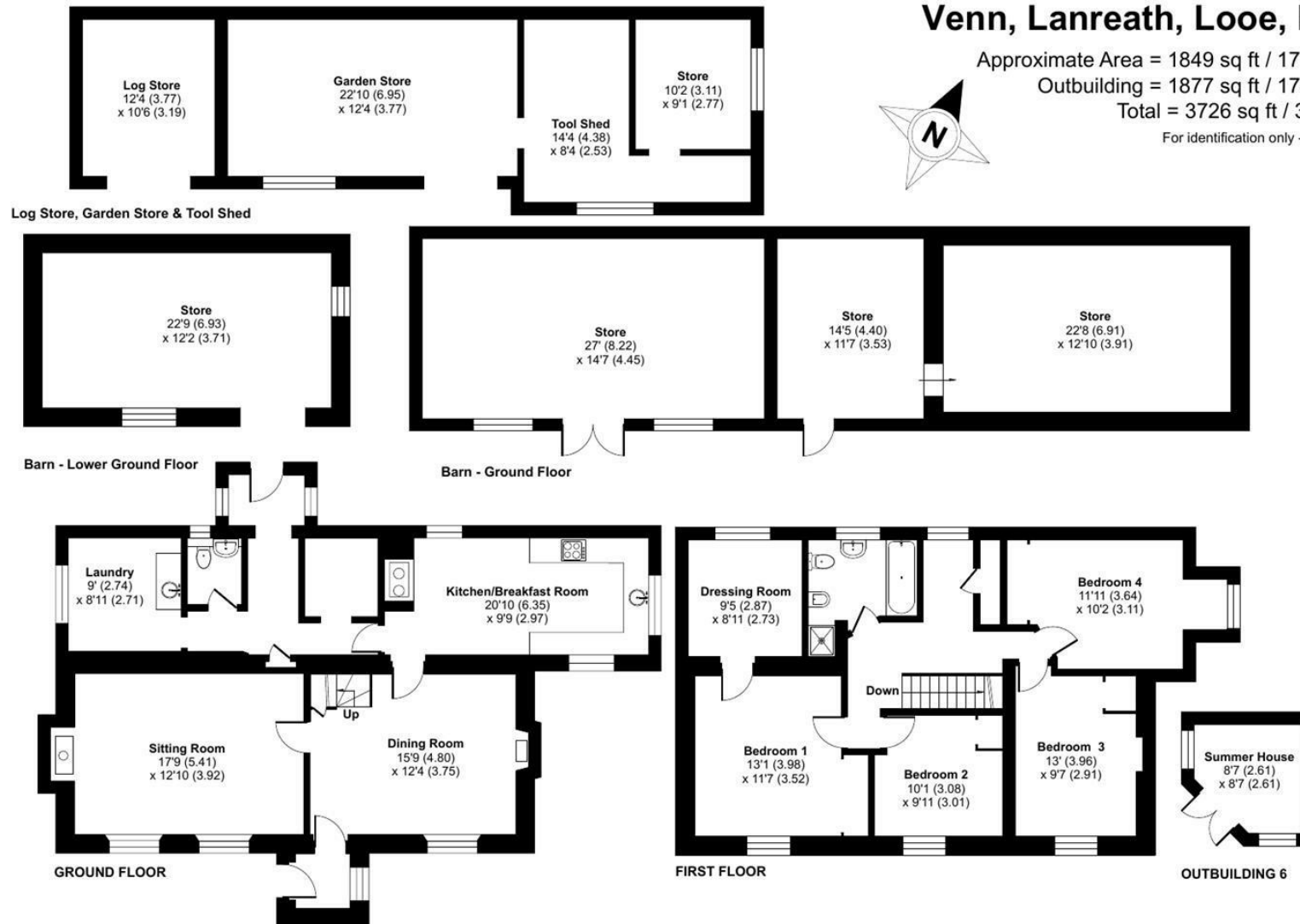
## Venn, Lanreath, Looe, PL13

Approximate Area = 1849 sq ft / 171.7 sq m

Outbuilding = 1877 sq ft / 174.3 sq m

Total = 3726 sq ft / 346 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 2026. Produced for Scott Parry Associates. REF: 1482046

These particulars should not be relied upon.