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BARN 2 WHITES VENN FARM, HERODSFOOT, LISKEARD, CORNWALL, PL14 4QX

PRICE GUIDE £575,000







A contemporary detached barn conversion in a sheltered valley, close to the charming rural village of Herodsfoot and set within about 0.5 acre of streamside gardens. About 1473 sq ft, 20' Sitting/Dining Room, Kitchen/Breakfast Room, Laundry/Cloakroom WC, 3 Double Bedrooms (1 Ensuite Shower/WC), Family Bath/Shower Room, Private Driveway, Ample Parking, Extensive Lawns with Stream Frontage.

VILLAGE CENTRE 200 YARDS, DULOE 2.5 MILES, LOOE 10 MILES, LISKEARD 4 MILES, PLYMOUTH 25 MILES, FOWEY 10 MILES





## LOCATION

Barn 2 is quietly positioned in an unspoilt rural location just outside the village of Herodsfoot within the beautiful landscape of the West Looe River Valley and only 2.5 miles from the popular rural village of Duloe with its community shop, local inn, primary school (rated "good" by Ofsted) and place of worship. There is also a primary school at East Taphouse (rated "good" by Ofsted) and the village of Dobwalls offers similar amenities.

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. Looe has a branchline railway providing a useful commuting link via mainline trains at Liskeard (Plymouth to London Paddington 3 hours). 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.

The property lies within the West Looe River Valley which is renowned for its quiet lanes, footpaths and bridleways all providing unbridled opportunities for equestrians, nature lovers and outdoor enthusiasts.











#### DESCRIPTION

Barn 2 comprises a fabulous detached barn conversion in a sheltered valley setting and presented to a contemporary standard. The property benefits from oil fired central heating and full double glazing.

The accommodation extends to about 1473 sq ft and briefly comprises - GROUND FLOOR - Reception Hall - 20' Dual Aspect and Vaulted Sitting/Dining Room being glazed to the apex and having wide folding doors to the garden and French doors to the patio - Dual Aspect Kitchen/Breakfast Room - Laundry/Cloakroom WC - 12' Principal Bedroom with Ensuite Shower/WC - Inner Hall with door to garden - Bedroom 2 (double) - FIRST FLOOR - 15' Bedroom - Bath

#### OUTSIDE

Five bar gate to long private drive providing ample parking for many cars including a large gravelled area adjacent to the barn.

Paved patio with hot tub.

The gardens extend to about 0.40 acre with a small gently flowing stream forming the south boundary. The whole garden has enchanting views over the beautiful sylvan valley of the West Looe River.

EPC RATING - C, COUNCIL TAX BAND - D

SERVICES - Mains water and electricity and private drainage.

#### DIRECTIONS

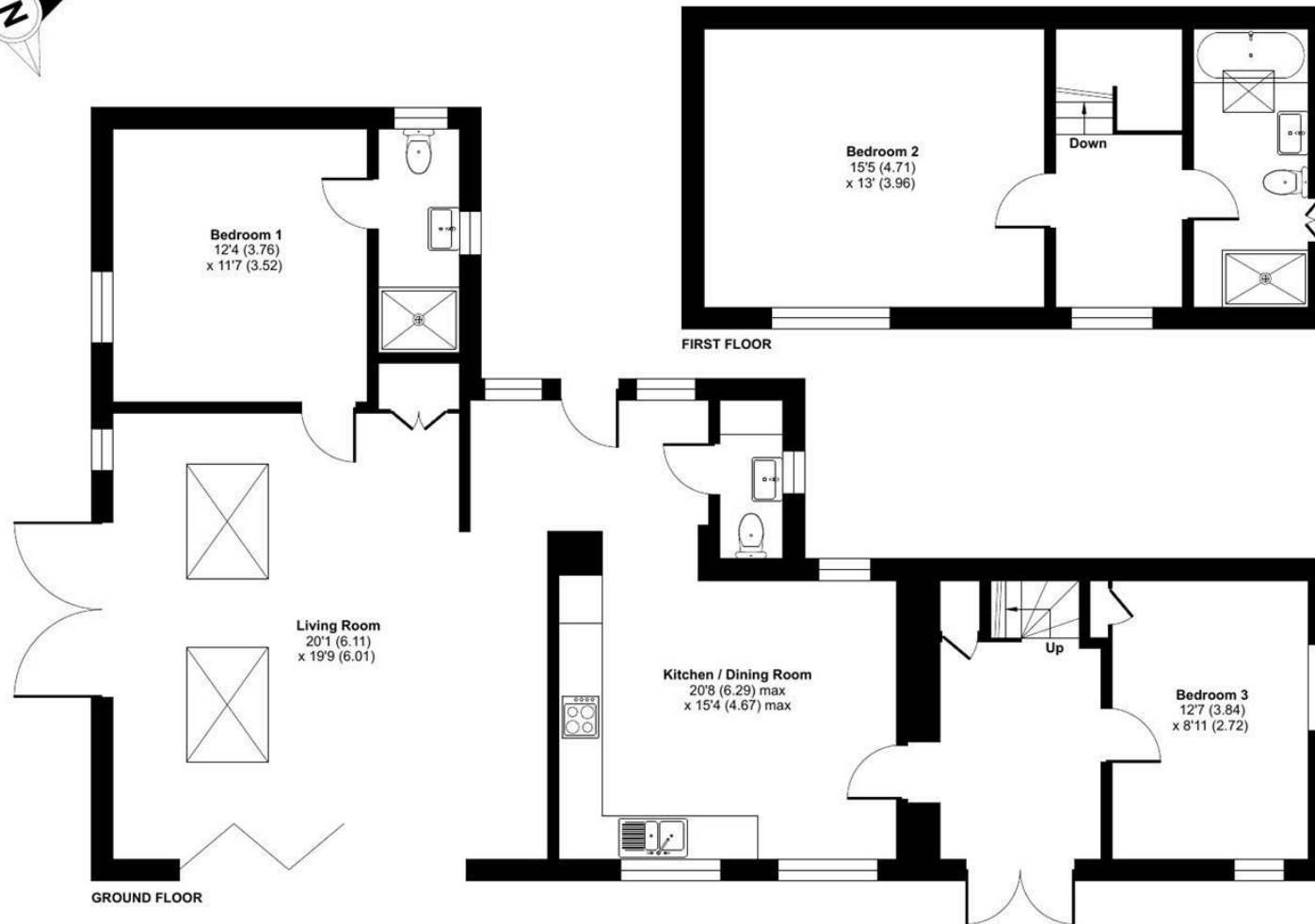
Using Sat Nav - Postcode PL14 4QX



# Whites Venn Farm, Herodsfoot, Liskeard, PL14

Approximate Area = 1473 sq ft / 136.8 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). © nitchecom 2026. Produced for Scott Parry Associates. REF: 1497374

These particulars should not be relied upon.