

## VENTONWYN, PENPELL, PAR, PL24 2SA



A spacious and impeccably presented four bedroom detached dormer bungalow, enjoying an idyllic setting on the upper fringes of the Luxulyan Valley with magnificent far reaching views of the south coast and surrounding countryside.

Accommodation Comprises:- Hallway, open plan kitchen/dining room, spacious lounge with wood burner, utility room, rear lobby, sun room, two ground floor bedrooms (One with en-suite shower room), family bathroom, landing, two first floor bedrooms (One with en-suite shower room), double glazing, oil fired central heating, large south facing decked terrace, delightful private gardens to the front and rear, timber workshop, off-road parking for several cars and a small garage/store.

### £580,000

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## SITUATION

Ventonwyn boasts an elevated position on the edge of the Luxulyan Valley with panoramic views towards the south coast and easy access to the A390 at Penpillick. A relatively short distance away is the neighbouring village of St Blazey, offering a good range of day to day amenities. There are two primary schools within a few miles of the property, a mainline train station in nearby Par and a dog friendly beach. Luxulyan Valley is a fabulous setting for walking enthusiasts with an abundance of scenic routes meandering through the beautiful woodland and viaduct. There are plenty more country walks to enjoy through Pontsmill and Kilhallon to name just a few.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

uPVC double glazed front entrance door opening into:-

#### Hallway

Radiator. Laminate floor. Stairs to first floor. Doors to two bedrooms and family bathroom. Door into:-

#### Open Plan Kitchen/Dining Room

31' 11" x 12' 10" (9.72m x 3.92m) (Maximum) The kitchen features a modern and stylish range of wall, base, and drawer units with rolled edge worktops. Inset ceramic sink and drainer with mixer tap. Two built-in single ovens. Four ring electric hob with stainless steel extractor over. Part tiled walls. Plumbing for dishwasher (Not used currently). Laminate floor. uPVC double glazed window to side elevation. Door to utility room. Radiator. uPVC double glazed sliding patio doors opening to the decked terrace with stunning views. Two separate openings to:-

#### Lounge

22' 3" x 12' 11" (6.79m x 3.93m) Dual aspect room with uPVC double glazed window to rear elevation and uPVC double glazed sliding patio doors opening to the decked terrace with stunning views. Vaulted ceiling. Laminate floor. Radiator. Fitted wood burner.

#### Utility Room

10' 2" x 7' 3" (3.11m x 2.22m) Matching range of wall and base units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Part tiled walls. Space and plumbing for washing machine. Space for additional under-counter appliance. Space for fridge/freezer. Laminate floor. Radiator. Extractor fan. Doorway to:-

#### Rear Lobby

uPVC double glazed window to side elevation. Part tiled walls. Tiled floor. Door to Plant Room, enclosing the oil fired central heating boiler and a pressurised hot water storage cylinder. uPVC double glazed door to:-

#### Sun Room

15' 11" x 14' 4" (4.84m x 4.36m) uPVC double glazed windows to rear and side elevations. uPVC double glazed door to rear garden. uPVC double glazed sliding patio door opening to the parking area. Sloping perspex roof. Covered storage space.

#### Bedroom Three

10' 11" x 9' 9" (3.33m x 2.97m) uPVC double glazed window to side elevation. Radiator. Door into:-

#### En-Suite Shower Room

6' 10" x 4' 7" (2.09m x 1.39m) White suite comprising:- Walk-in double shower cubicle, low level W.C and pedestal wash hand basin. Fully tiled walls and floor. Chrome heated towel rail. Extractor fan. Obscure uPVC double glazed window to rear elevation.

#### Bedroom Four

12' 5" x 10' 11" (3.78m x 3.32m) uPVC double glazed window to front elevation with stunning views. Radiator.

#### Family Bathroom

6' 10" x 6' 10" (2.09m x 2.09m) White suite comprising:- Panelled bath with shower over, low level W.C and pedestal wash hand basin. Part tiled/part PVC panelled walls. Tiled floor. Chrome heated towel rail. Extractor fan. Obscure uPVC double glazed window to rear elevation.

### FIRST FLOOR

#### Landing

Access to eaves. Doors to two bedrooms.

#### Bedroom One

15' 10" x 10' 6" (4.83m x 3.21m) Large uPVC double glazed window to front elevation with stunning views. Radiator. Access to eaves. Door into:-

#### En-Suite Shower Room

6' 8" x 4' 10" (2.04m x 1.48m) White suite comprising:- Walk-in double shower cubicle, low level W.C and pedestal wash hand basin. Part tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan.

#### Bedroom Two

13' 0" x 11' 8" (3.97m x 3.56m) Double glazed Velux roof window to front elevation with stunning views. Radiator. Fitted wardrobes and storage compartments.



### OUTSIDE

There is gated access from the road with steps leading up to a generous south facing garden and further steps rising to a large decked terrace with glass balustrade and storage underneath. To one side of the property is a timber workshop and a parking area for several cars with gated vehicular access from the lane. To the rear is a raised garden with a pond and a further garden area with attractive plant/shrub borders, backing onto open fields. Located near the junction of the lane in the bottom corner of the front garden is:-

#### Small Garage/Store

10' 1" x 8' 4" (3.08m x 2.55m) Side opening door to front. Window.

### ENERGY RATING

D(66).

### SERVICES

Mains electricity and water. Private drainage (Septic Tank).

### COUNCIL TAX

Cornwall Council. Tax Band 'E'.

### DIRECTIONS

Heading east from Tywardreath Highway on the A390, continue up Penpillick Hill until a row of cottages is identified on the left-hand side. Take the left turning and follow this country road until Ventonwyn is located on the right-hand side.



**KITCHEN**



**BEDROOM ONE**



**DINING AREA**



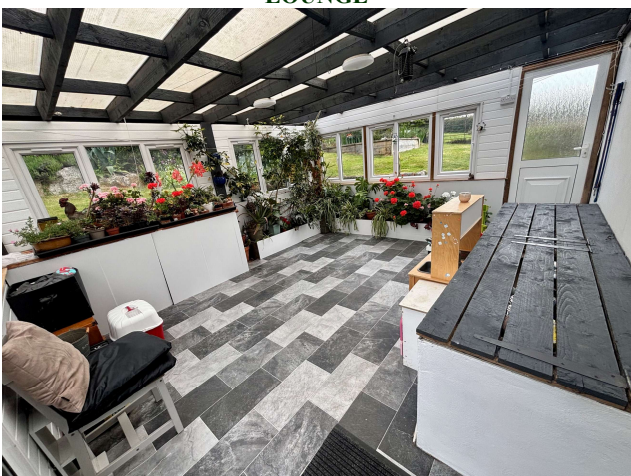
**BEDROOM TWO**



**LOUNGE**



**BEDROOM THREE**



**SUN ROOM**



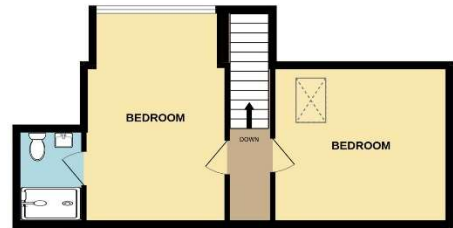
**BEDROOM FOUR**



**SOUTH FACING GARDEN AND DECKED TERRACE WITH SEA VIEWS**

**GROUND FLOOR**

**1ST FLOOR**



Measurements are approximate. Not to scale. Illustrative purposes only  
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**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**



**Lostwithiel**  
5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com



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