



Venoon House



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East Taphouse, Liskeard, Cornwall, PL14 4NH

Liskeard 5 miles - Looe 11 miles - Plymouth 24 miles

A stunning and recently renovated substantial residence, completed to an impeccable standard with far reaching rural views.

- Completely Renovated
- Inverted Accommodation
- Impressive Entrance Hall
- Double Garage
- Freehold
- 6 Bedrooms all En Suite
- Open Plan Kitchen/Diner
- 3.5 ac. of Garden and Grounds
- Ample Parking
- Council Tax Band E

Guide Price £1,250,000

SITUATION

The property is situated on the edge of the small village of East Taphouse with a garage/general store catering for day to day needs. A more comprehensive range of amenities can be found at Liskeard some 5 miles away with shops, supermarkets, doctors, dentists and veterinary surgeries, places of worship and leisure centre.

In addition there is a mainline railway station serving London Paddington (via Plymouth) and access to the vital A38 trunk road which links the town of Bodmin and the City Port of Plymouth. At Plymouth there is a superb range of amenities including department stores, deep water marina and ferry crossings serving Northern France and Spain.

DESCRIPTION

This generous and well proportioned residence boasts 6 bedrooms, all fully equipped with en-suites and enjoys a peaceful location with wonderful views over the Glynn Valley. The current owners have undertaken an extensive renovation on the house, with the gardens and grounds being the next project for the new owners to transform to their required needs. The 3.5 acres have been cleared to reveal a conical roof folly, sunken Italian garden and walled courtyard garden.



ACCOMMODATION

Access to the property is via a hallway with a polished tile floor and an impressive hardwood bifurcating staircase. The ground floor comprises of five en-suite bedrooms and a large family room with double doors to the garden, ideal as a games room or home cinema. There is a utility room with a range of base and wall units, stainless steel sink and space and plumbing for washing machine and tumble dryer. Doors lead to a rear courtyard and access to the rear door of the double garage. On the first floor is a stunning kitchen/diner. The fully fitted kitchen has granite worktops and a central island, along with twin ovens, an induction hob with a downdraft extractor fan, full height fridge and full height freezer, dishwasher, built in microwave oven and backlit wine fridge. The dining area has a wooden floor and wonderful views over the Glynn Valley. Off the kitchen is a study/home office and first floor cloak room with wash hand basin and wc. The generous sitting room next to the dining area also has far reaching countryside views. Beyond this is the principal bedroom suite with an adjoining dressing room, with an en-suite bathroom comprising a free-standing roll top bath, twin vanity wash hand basins and tiled shower.

OUTSIDE

The property is approached by a private drive to an ample parking area laid to gravel, in front of the double garage with electric roller doors. The garden and grounds extend to approx. 3.48 acres. The current owners have cleared the majority of this area revealing a folly, sunken Italian garden and walled garden at the front of the house.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating and hot water with underfloor heating over both floors. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWING

Strictly by appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Liskeard, take the A38 towards Bodmin and at Dobwalls roundabout, take the second exit onto the A390 to St Austell and follow this road for approximately 1.7 miles. As you enter East Taphouse, you will see a turning on your left hand side sign posted St Pinnock/Herodsfoot, just after this junction, the lane leading to the property is on your right hand side just after the white house known as Pendean. Proceed along this private drive and take the left hand fork, the driveway for the property is located on the right.





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	62	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

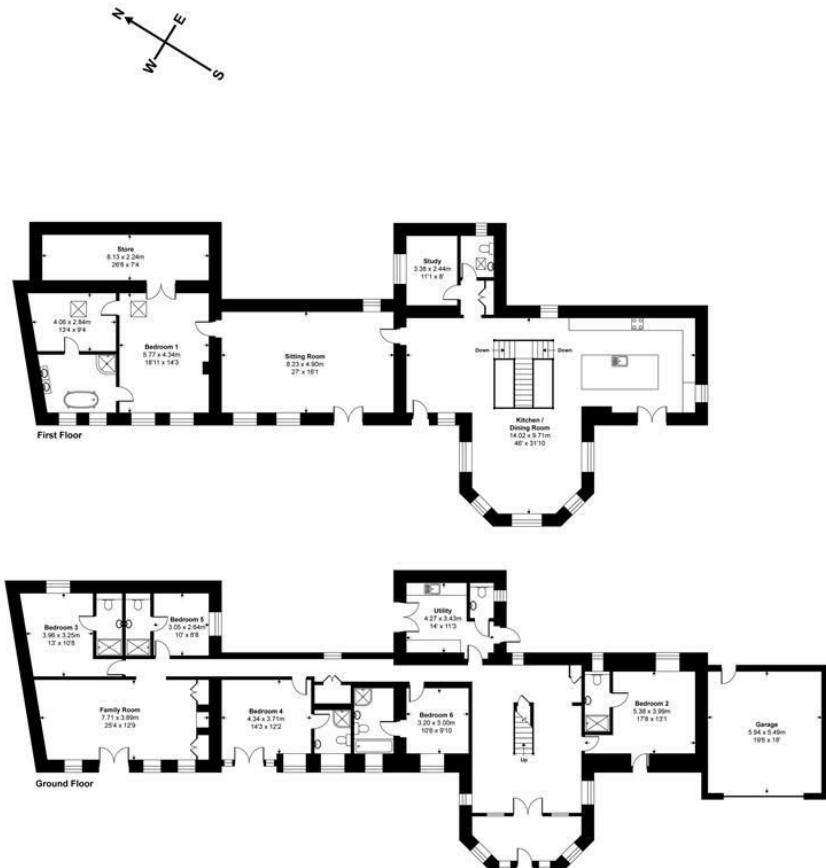
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Approximate Area = 5152 sq ft / 478.6 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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