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Elerkey



Elerkey, Veryan, Truro, TR2 5QA



Truro - 13 miles St Mawes - 7 miles

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A striking detached property set in the heart of the tranquil village of Veryan and only a mile from the beach.

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- Detached House
- 8 Bedrooms
- 7 En-suites
- Versatile & Flexible Accommodation
- Gardens
- Ample Parking for 7/8 Vehicles
- Multi Occupancy Opportunity
- Freehold
- Council Tax C plus Rateable Value £5,100
- Please see Agents Note

Guide Price £650,000

### SITUATION

Veryan is a picturesque and highly regarded village on the Roseland Peninsula most famous for its five 19th Century Thatched Round Houses, two standing at each end of the village and one standing majestically in the centre. Veryan has a vibrant community, church, water gardens, inn, shop/post office, school and sports club. It provides ready access to both the coast and scenic countryside on the Roseland Peninsula, an Area of Outstanding Natural Beauty.

The harbour villages of Portloe and Portscatho are within easy reach as is the beautiful sailing waters and village of St Mawes. Also within easy driving distance are a number of fine beaches, many of which are owned and protected by The National Trust.

### THE PROPERTY

Located in the centre of the village, Elerkey is a large detached freehold property with generous lawns, parking and storage rooms/outbuildings. Arranged over three floors, most of the principal rooms overlook the rolling countryside and village.

Approached via a long driveway leading to the parking and sunny seating area at the front. Walking into the property you find yourself in a welcoming reception hall, where doors lead to two generous reception/dining rooms, owner's accommodation, reception desk and stairs rising to first floor. The kitchen can be found towards the rear and is a well-equipped, modern space, with integrated appliances, space for a range cooker and storage cupboards.

To the rear of the building is a private sitting room with polycarbonate roof and rear aspect windows, door to the car park and leading to an additional storage room. At the end of the storage room there is access to the utility, toilet and rear courtyard, which has multiple sheds. The upper two floors are dedicated to bedrooms, in total there are seven bedrooms, six with en-suite shower/bathrooms. All but one of the bedrooms have front aspect windows that give rural/countryside views.

On the ground floor there is a double bedroom, lounge, dining room, study, w/c, en-suite shower room and separate en-suite toilet. There is a private courtyard which can be accessed from a front door and also via the French doors from the bedroom.

### OUTSIDE

To the front of the property is a patio area which gets the sun from late morning through till evening. There is also a couple of seating areas to the front and a few steps down to the garden. The garden is

largely laid to lawn with some mature borders and shrubs, all surrounded by a characterful Cornish stone wall. To the rear of the property is a courtyard with a number of storage sheds and to the side is parking for 7/8 cars, bin storage area, LPG gas tank, stairs to the emergency exit roof terrace, storage room, rear entrance to the property and into the sitting room behind the kitchen.

### FIXTURES AND FITTINGS

Available by negotiation, an inventory of fixtures, fittings and contents can be supplied post viewing should it be required.

### AGENTS NOTE

Elerkey, historically has been operating as a successful Guest House and has built an enviable reputation for the quality of service with excellent levels of occupancy over the last 20+ years however, the current vendors are now winding down the business due to retirement. Further information can be found on the vendors website - [www.elerkeygalleryandgifts.co.uk/elerkey-guest-house](http://www.elerkeygalleryandgifts.co.uk/elerkey-guest-house).

### BUSINESS RATES & USE

The property currently is a registered business and change of use would need to be obtained for full residential occupancy or redevelopment. The property has a Rateable Value of £5,100. The owner's accommodation is in Council Tax Band C.

### VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

### SERVICES

Mains Drainage, Water and Electric. LPG Gas Tank

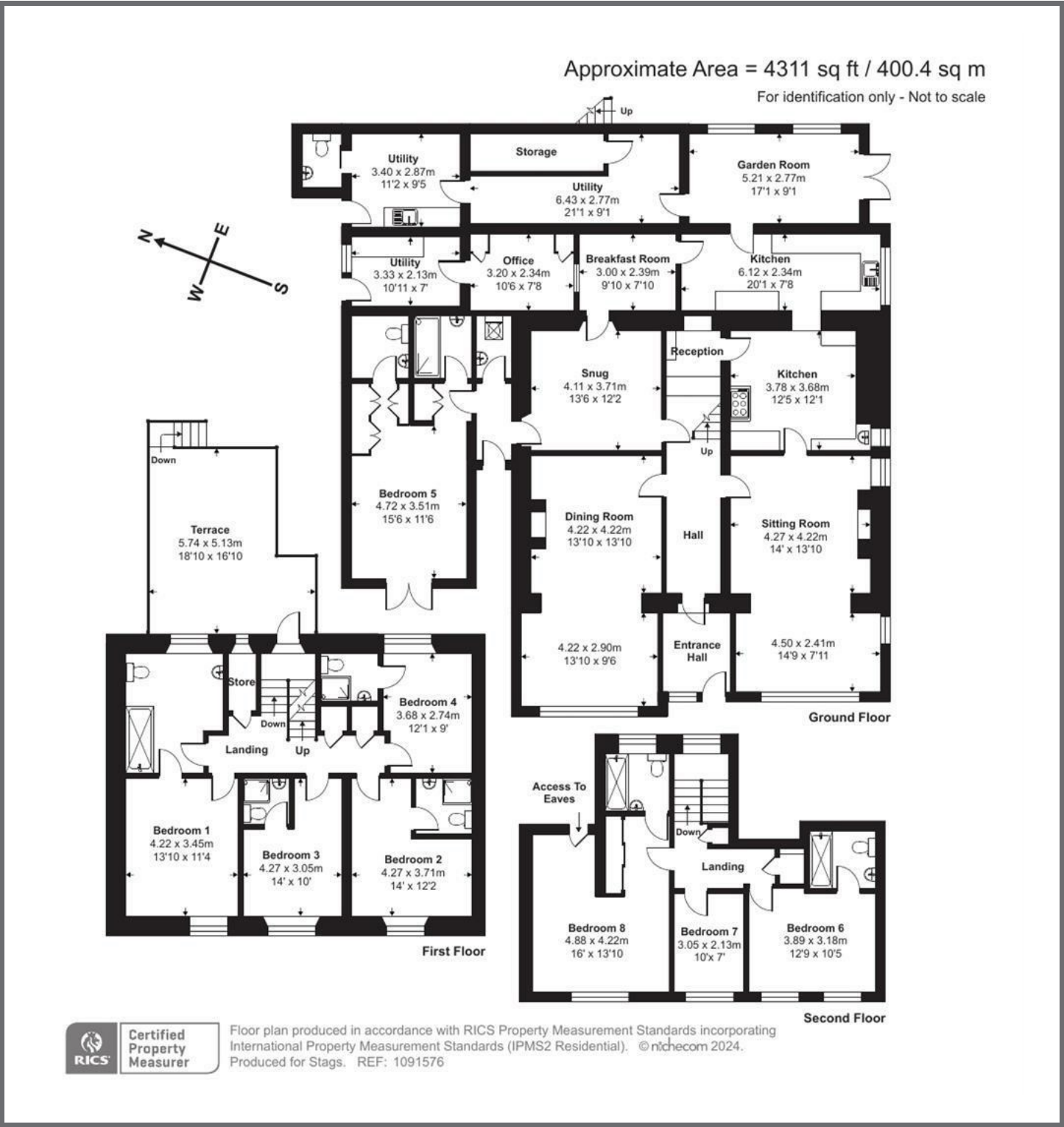
### DIRECTIONS

From Truro head towards the village of Tregony and follow the signs for Veryan. On entering the village turn left just before the New Inn and you will see the Elerkey on your left.









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
(13-30) H		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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