

Mill Barn
Ventongimps, Truro

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David Ball Luxury Collection are delighted to offer for sale this 4243 Square Feet rural Cornish country cottage retreat. Early viewings in person are highly recommended to truly appreciate everything this unique Cornish gem has to offer.

Freehold

Key Features

- Occupying 6.5 Acres
- Versatile Family Accommodation
- Idyllic Rural Position
- Well Established Gardens
- Kitchen Garden
- Various Fresh Water Ponds
- Ample Off Road Parking
- Early View Highly Recommended



The Property

Mill Barn is situated in the quiet hamlet of Ventongimps and occupies a total plot size of approximately 6.5 acres. This versatile period cottage would ideally lend itself to an array of uses and is currently configured into a five bedroom principal dwelling, an attached separate two bedroom dwelling along with a one bedroom annexe.

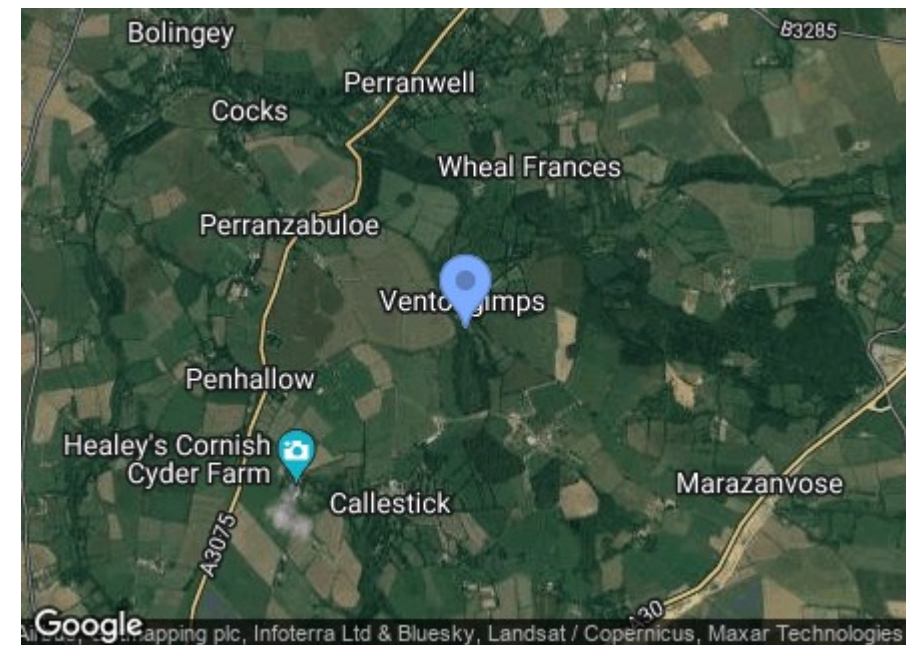
The property throughout boasts many original period features including beam ceilings and Inglenook fireplaces. It's unique configuration and versatility makes Mill Barn the ideal place to combine multiple generations of family under one roof or to derive an income on either a shorthold tenancy agreement or a holiday rental making it an ideal investment opportunity.





Externally

Flanked by a stunning freshwater stream and cottage style gardens. Meandering pathways that lead you out onto the wildlife enriched rural, rustic gardens, born from a love of re purposing. Planted areas include a wild fruit orchard, a potage garden and various growing beds for an array of Cornish planting. To complete the picturesque gardens is an array of timber framed and, potting sheds along with greenhouses, all complimented by freshwater lakes that are brimming with natural wildlife.





The Location

The beautiful hamlet of Ventongimps is located in the parish of Perranzabuloe civil parish which is approximately 5 miles from the City of Truro. Ventomgimps plays host to the beautiful wildlife enriched moor nature reserve, which provides a unique series of habitats. The remains of a WW2 bomber was found here in 1977 and formed a large valuable pond which is home to the likes of dragonflies and butterflies. The route takes you through woods and fields to neighbouring Little Callstock and the surrounding Chyverton Park which was once home to the West Chverton Mine which in its heyday provided employment for over 1000 people, but now, home to stunning wildflowers including orchids. Callestick Farm is in close proximity, where the beautiful Cornish ice-cream is produced and Healeys Cyder Farm and attraction is within 1.4 miles.

The stunning and unspoilt St Agnes with its quirky village and beach is within 4.4 miles and the popular seaside town of Perranporth with its golden sands, surf and sand dunes is within 4.3 miles. The coastal town of Newquay with its glorious beaches and coastline incorporating the world famous surfing beach of Fistral is within 9.5 miles. Newquay, Cornwall International Airport is within 17 miles where you can fly to a whole host of destinations all on your doorstep.



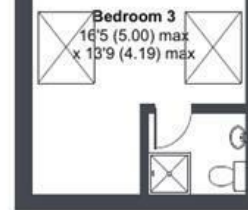
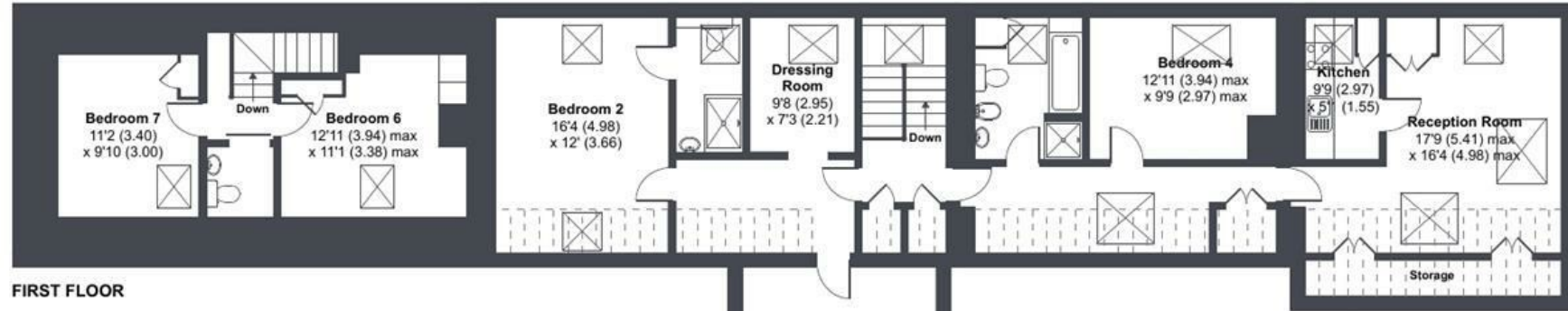
Ventongimps Mill Barn, Ventongimps, Callestick, Truro, TR4

Approximate Area = 3976 sq ft / 369.3 sq m (includes annex)

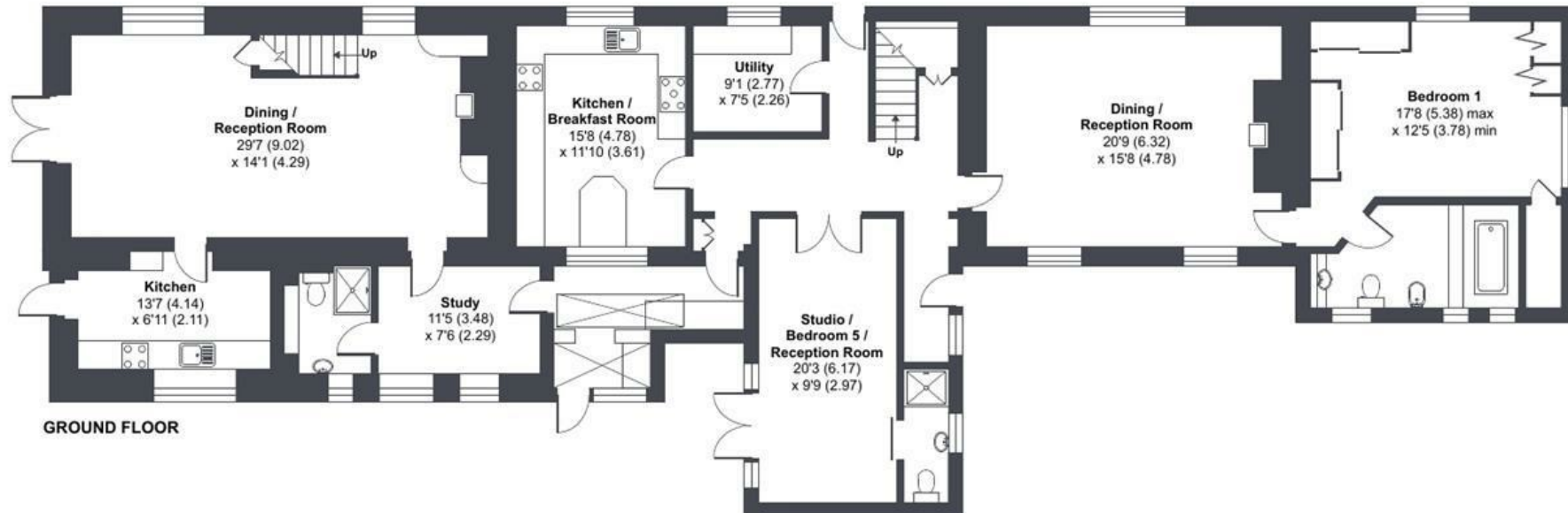
Limited Use Area(s) = 267 sq ft / 24.8 sq m

Total = 4243 sq ft / 394.1 sq m

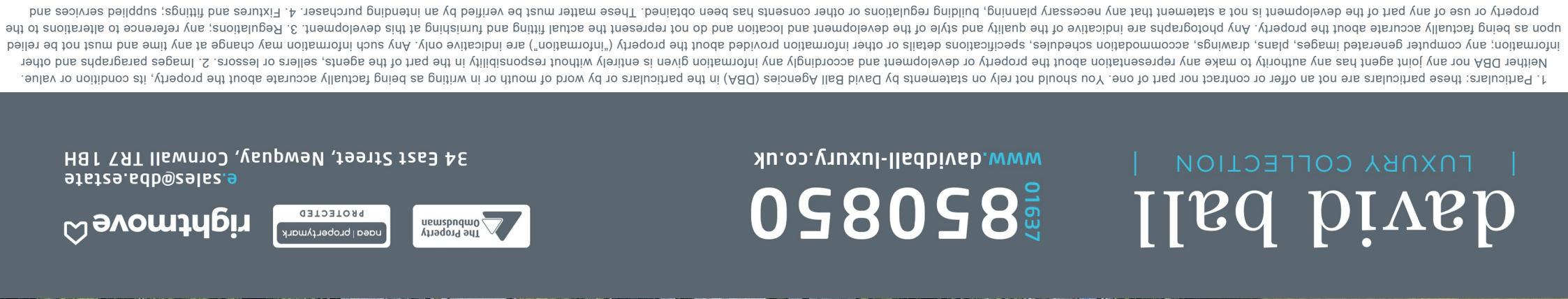
For identification only - Not to scale



Denotes restricted head height







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