



VENTONWYN, PENPELL, PAR

PRICE £600,000



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INTRODUCING "VENTONWYN" – AN EXCEPTIONAL FOUR-BEDROOM DETACHED DORMER BUNGALOW NESTLED IN AN IDYLIC SETTING. PERCHED ON THE EDGE OF THE LUXULYAN VALLEY AND SURROUNDED BY OPEN FARMLAND. INSIDE, YOU'LL FIND A THOUGHTFULLY DESIGNED LAYOUT FEATURING A SUNROOM, LOBBY, UTILITY ROOM, A SHOW-STOPPING KITCHEN-DINING ROOM, AND A SPACIOUS LOUNGE WITH AN IMPRESSIVE 15'6" VAULTED CEILING. THE GROUND FLOOR INCLUDES TWO WELL-APPOINTED BEDROOMS, ONE WITH AN EN-SUITE, WHILE THE FIRST FLOOR OFFERS TWO ADDITIONAL BEDROOMS WITH EN SUITE SHOWER ROOM. THE PANORAMIC VIEWS FROM THIS PROPERTY ARE TRULY BREATHTAKING, STRETCHING OVER THE VALLEY AND OUT TO THE SEA. EXTERNALLY, THE HOME CONTINUES TO IMPRESS WITH A FRONT DECK PERFECT FOR ENJOYING THE SCENERY, STEPS LEADING TO A PICTURESQUE GARDEN WITH LANE ACCESS, AND A VERSATILE LARGE WORKSHOP SHED TO THE SIDE. BOASTING UNPARALLELED VISTAS OF THE LUXULYAN VALLEY, ST AUSTELL BAY, AND THE UNSPOILED CORNISH COASTLINE, THIS EXTRAORDINARY HOME IS A RARE FIND AND A MUST-SEE FOR ANYONE SEEKING COUNTRYSIDE LIVING AT ITS FINEST.



The Property

Introducing "Ventonwyn" – an exceptional four-bedroom detached dormer bungalow nestled in an idyllic setting. Perched on the edge of the Luxulyan Valley and surrounded by open farmland, this property provides a perfect retreat with a harmonious blend of privacy and natural beauty. Accessed via a private lane and secured by impressive double gates, the property welcomes you with a generous parking area. Inside, you'll find a thoughtfully designed layout featuring a sunroom, lobby, utility room, a show-stopping kitchen-dining room, and a spacious lounge with an impressive 15'6" vaulted ceiling. The ground floor includes two well-appointed bedrooms, one with an en-suite, while the first floor offers two additional bedrooms plus an en suite shower room. The panoramic views from this property are truly breathtaking, stretching over the valley and out to the sea. Externally, the home continues to impress with a front deck perfect for enjoying the scenery, steps leading to a picturesque garden with lane access, and a versatile large workshop shed to the side. Boasting unparalleled vistas of the Luxulyan Valley, St Austell Bay, and the unspoiled Cornish coastline, this extraordinary home is a rare find and a must-see for anyone seeking countryside living at its finest.

Room Descriptions

Entrance Hallway

The hallway provides easy access to the ground floor bedrooms and the family bathroom. A staircase leads up to the first floor, where you'll find a landing with a door to a spacious eaves storage area and additional doors leading to the upper rooms, ensuring the layout is practical and thoughtfully designed for seamless movement throughout the property.

Rear Hall

The hall provides access to various rooms, including a plant room that houses the oil-fired boiler and offers convenient hanging space for coats and boots, combining functionality with thoughtful design. A double-glazed rear door provides access to the sunroom, seamlessly connecting the interior to this bright and inviting space.

Sun Room

4m x 4.88m (13' 1" x 16' 0") Featuring high-quality UPVC windows on three sides that flood the space with natural light. Enjoy seamless indoor-outdoor living with sliding patio doors leading to the convenient driveway parking area, and a half-glazed door providing easy access to the garden.

Kitchen / Dining Room

31' 9" x 12' 9" (9.68m x 3.89m) max The kitchen is stylishly appointed with gloss grey base units and gloss white wall units, creating a modern and sleek aesthetic. It is equipped with a built-in hob, and two ovens, with plumbing for a dishwasher offering both practicality and convenience. Inset downlighters provide elegant lighting, while a double-glazed window overlooks the side garden, filling the space with natural light and offering a delightful view.

Utility Room

From the kitchen, step into the utility room, a practical space equipped with ample storage cupboards, provisions for a washing machine, a designated area for a fridge freezer, and a convenient sink.

Lounge

22' 3" x 12' 9" (6.78m x 3.89m) The expansive dual aspect lounge features a striking 15'6" vaulted ceiling, adding a sense of grandeur and spaciousness. Large patio doors provide breathtaking views, flooding the room with natural light and seamlessly connecting the indoors to the stunning outdoor scenery. A radiator ensures warmth and comfort, while the charming log burner in the corner creates a cosy focal point. Additionally, the room is equipped with telephone and internet points as well as a TV aerial point, making it ideal for relaxation, entertainment, or staying connected. This impressive space is perfect for relaxation or entertaining, with its combination of architectural elegance and captivating vistas.

Bedroom 1

10' 9" x 9' 7" (3.28m x 2.92m) This spacious double bedroom that enjoys tranquil views of the neighbouring fields through the large double-glazed window. The room is further complemented by a radiator and a door leading to the en-suite shower room, ensuring both comfort and convenience.

En Suite Shower Room

The en-suite shower room is equipped with a modern double shower, a WC, a basin, and a sleek towel radiator.

Bedroom 3

12' 3" x 10' 9" (3.73m x 3.28m) This is a generously sized double, featuring a large double-glazed window that offers captivating views of the sea. This room is bright and inviting, making it a perfect space to relax and unwind while enjoying the stunning coastal scenery.

Bedroom 2

15' 6" x 10' 5" (4.72m x 3.17m) max A large double-glazed window serves as a focal point of the room, offering truly magnificent views over the Luxulyan Valley and St Austell Bay. The space is equipped with a TV aerial point, radiator, and a built-in eaves storage cupboard, adding both functionality and comfort. A door provides access to the en-suite shower room, ensuring convenience and privacy.

En Suite Shower Room

The en-suite shower room features a modern double shower cubicle, a WC, and a basin, all thoughtfully designed for comfort and practicality. A sleek towel radiator adds a touch of convenience, ensuring warmth and style in this well-appointed space.

Bedroom 4

13' 0" x 11' 7" (3.96m x 3.53m) Built into the eaves, this room features practical built-in storage cupboards and a radiator for comfort. A door leads to an additional under-eaves storage area, maximizing usable space. The Velux window frames breathtaking sea views, filling the room with natural light and coastal charm.

Outside

To the front of the property, a decked area is seamlessly accessed from both the lounge and dining room, offering delightful views over the valley and the sea. Steps lead down to a beautifully landscaped garden, complete with a gate that opens onto the lane. To one side of the house, there is a spacious workshop shed, while at the front, a smaller workshop or garage can be conveniently accessed from the lane at the rear of the property. To the rear there is a raised garden area planted with a variety of shrubs which delightfully backs onto open fields. This area extends to the rear and side where there is a small vegetable garden which enjoys lovely views across open farmland at the side.