



MILL HOUSE, COUCHS MILL PL22 0NJ

£1,500 per calendar month

Jefferys ESTABLISHED 1865

MILL HOUSE

Couchs Mill

Lostwithiel

PL22 0NJ

A wonderful opportunity to live in this Grade II listed cottage, recently the subject of extensive works and with the benefit of mainly new floor coverings and re-decoration to the lower level.

* Entrance Porch * Kitchen/Breakfast Room
* Living Room * Inner Hallway * Utility Room
* Dining Room/Study * Cloakroom * Three Bedrooms * Bathroom * Gardens
* Outbuildings * Off-Road Parking * Oil Fired Central Heating * EPC 'E' * Council Tax 'E'
* Available Soon - Register Your Interest Now *

The Mill House is set in the rural hamlet of Couchs Mill, within the parish of Boconnoc, and with gardens adjoining the River Lerryn along one boundary with lovely countryside views.

The accommodation comprises:

ENTRANCE PORCH

Covered entrance way leading to:

ENTRANCE AREA

Flagstone floor, radiator, inset lighting, heating alarm.

KITCHEN/BREAKFAST ROOM

15' 5" x 11' 10" (4.69m x 3.60m)

Range of pale grey base units, wood effect roll edged working surfaces, white tile splashbacks. Inset single drainer stainless steel sink unit with mixer tap. Stainless steel chimney extractor fan. Space for cooker, space for dishwasher, space for fridge freezer, built-in shelved cupboard. Inset lighting, radiator,

beamed ceiling. Flagstone flooring, window to front with deep tiled sill.

LIVING ROOM

15' 9" x 10' 3" (4.80m x 3.13m)

Fitted carpet, beamed ceiling, inset lighting, radiator. Windows to front and side. Feature fireplace with slate hearth, woodburner and inset wooden mantel over.

INNER HALL

Flagstone floor, concealed understairs double cupboard, built-in cupboard. Leads to the Utility, Dining Room and Cloakroom. Wooden door to rear Garden.

UTILITY ROOM

10' 8" x 6' 3" (3.25m x 1.90m)

Pale grey base unit, inset single drainer stainless steel sink unit with mixer tap, wood effect roll edge working surfaces. Window to rear, white tiled sill. space for washing machine, space for tumble dryer. Grant oil fired boiler, Honeywell central heating control, pendant light point, laminate effect vinyl flooring.

DINING ROOM/STUDY

10' 2" x 6' 0" (3.09m x 1.84m)

Fitted carpet, radiator, pendant light point. Window to rear with window seat. Built-in shelved cupboards.

CLOAKROOM

White suite comprising low level dual flush WC, pedestal wash hand basin with mixer tap, tiled splashback. Radiator, ceiling light fitting, part tiled walls. Laminate effect vinyl flooring, toilet roll holder.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, pendant light point, radiator. Multi-paned window to rear, smoke alarm, access to roof space.

BATHROOM

White suite comprising pedestal wash hand basin with tiled splashback and vanity light over, low level dual flush WC. Bath with fully tiled surround and end panel, mixer tap, glazed shower screen, thermostatic shower and rainfall head. Radiator, two ceiling light fittings, heated towel radiator.

Windows to either side. Built-in cupboard and shelving, laminate effect vinyl flooring.

BEDROOM 1

16' 1" x 11' 0" (4.91m x 3.35m)

Painted exposed wood flooring, pendant light point, radiator. Window to front with deep sill, arched window to side.

BEDROOM 2

10' 5" x 7' 5" (3.17m x 2.26m) maximum

Fitted carpet, radiator, pendant light point, window to front.

BEDROOM 3

15' 5" x 8' 9" (4.71m x 2.66m)

Fitted carpet, radiator, pendant light point, window to front with deep sill.

OUTSIDE

To the front of the property is a long stone wall with a wooden gateway giving access to the front garden with areas of lawn bounded by mature shrubs and plants.

There is off road parking to the side with a Car Port. This area adjoins the old Mill - There is no access allowed to the two storey Barn/Mill and this is **NOT** included in the Tenancy.

A pathway gives access to the side and rear gardens, laid to lawn, and with lovely river and countryside views. Two vegetable beds, Stone Barn and Lean-To Store. It should be noted that the River Lerryn runs alongside the garden and, as such, could represent a hazard to young children.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage.

COUNCIL TAX

Band 'E'

EPC RATING

Band 'E'

RENT

£1,500 per calendar month

DEPOSIT

£1,730

VIEWING

Strictly by appointment with the Agents - Jefferys (01579 342400)

TENURE

Six months Assured Shorthold Tenancy - Unfurnished.

DIRECTIONS

From Liskeard, proceed towards Lanreath via the A390. Upon leaving East Taphouse, turn left towards Looe and take the first right hand turning. Turn almost immediately left, signposted Boconnoc, and follow this road to the T-junction. Turn right and then take the left hand turning to Couchs Mill and Lerryn. Upon reaching the hamlet of Couchs Mill, the Mill House will be found on the right-hand side just before the bridge.





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