



LANSEATON FARMHOUSE, LISKEARD PL14 5AB

£1,800 per calendar month

ESTABLISHED 1865
Jefferys

Lanseaton Farmhouse

Liskeard

PL14 5AB

Very well presented detached farmhouse enjoying outstanding countryside views and situated in a quiet rural area. The deceptively spacious accommodation comprises:

- * Entrance * Cloakroom * Kitchen * Breakfast Room * Lounge * Dining Room * large Conservatory * Cloaks Room * Boiler Room/Office * Three Bedrooms * Family Bathroom * Laundry Room * Large Garage/Outbuilding * Wraparound Driveway & Gardens * uPVC Double Glazing * Oil Central Heating * Private Water & Drainage * EPC 'E' * Council Tax 'C' * Available Now

**** Early Viewing Recommended ****

The property is situated approximately four miles from Liskeard and within a few minutes of Bodmin Moor and only 11 miles from the South Coast. Liskeard offers a range of shopping facilities, recreational amenities including a modern leisure centre and mainline railway station connecting to London (Paddington) via Plymouth. To the south is the popular holiday resort and port of Looe which is approximately 20 minutes drive away and the historic town of Launceston is 12 miles distant. The city of Plymouth, the main retailing centre for the area is approximately 18 miles and has an excellent shopping centre, and regular cross channel ferry service to France and Spain.

The accommodation comprises:

ENTRANCE

Wooden stable door, tiled floor, part tiled walls, radiator, pendant light point. uPVC double glazed window to side.

CLOAKROOM

White suite comprising low level dual flush WC, pedestal wash hand basin with mirror and vanity light over. Radiator, pendant light point, toilet roll holder, towel ring. uPVC double glazed window to rear with obscure glazing.

KITCHEN

10' 3" x 9' 11" (3.13m x 3.02m)

Range of cream fronted wall, base and display units with contrasting working surfaces. Inset Neff ceramic electric hob, built-in Blomberg double oven, build-in dishwasher. Space for fridge/freezer, space for washing machine. Inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks, ceiling light fitting. Dual aspect with uPVC double glazed windows to front and rear overlooking the gardens. Archway through to:

BREAKFAST ROOM

9' 6" x 8' 8" (2.89m x 2.63m)

Fitted carpet, radiator, pendant light point, TV point. Wall cupboard housing RCD and electricity meter. uPVC double glazed window to rear.

HALLWAY

Fitted carpet, pendant light point, smoke alarm, BT point. Understairs cupboard. Stairs to First Floor

LOUNGE

13' 7" x 13' 3" (4.13m x 4.03m)

Fitted carpet, radiator, pendant light point, TV point. Feature stone fireplace with slate mantel over and black metal hearth, recess to side, uPVC double glazed window to rear with slate window seat. Double doors to Conservatory, large arched doors to:

DINING ROOM

14' 6" x 12' 6" (4.41m x 3.80m)

Fitted carpet, radiator, pendant light point, two shelved display recesses. Double doors to Conservatory.

CONSERVATORY

24' 7" x 9' 6" (7.49m x 2.89m)

Accessed from both the Lounge and Dining Room. Tiled floor, inset lighting, two wall uplighters, radiator. Recess with slate shelf, BT point. uPVC double glazed windows and double doors to Garden

CLOAKS ROOM

6' 1" x 3' 8" (1.86m x 1.12m)

Fitted carpet, pendant light point, ceiling hooks. uPVC double glazed window to side.

BOILER ROOM/OFFICE

9' 8" x 6' 10" (2.94m x 2.09m)

Vinyl flooring, pendant light point, hanging rail. Worcester oil fired boiler, central heating thermostat and control panel, carbon monoxide alarm. BT point, BT ADSL point. uPVC double glazed windows to side and rear.

STAIRS & LANDING

Rise and turn stairs with fitted carpet, feature leaded light window to half landing, pendant light point, smoke alarm. Steps up to:

LAUNDRY ROOM

6' 5" x 4' 11" (1.95m x 1.51m)

Fitted carpet, radiator, ceiling light fitting, immersion tank, slatted shelving to one wall. uPVC double glazed window to side.

FAMILY BATHROOM

11' 9" x 9' 8" (3.59m x 2.95m)

White suite comprising low level flush WC, pedestal wash hand basin (H&C) with glass shelf and wall mirror over. Panelled bath (H&C), fully tiled corner shower cubicle with glazed sliding doors and thermostatic shower fitted. Part tiled walls, vinyl flooring, inset lighting, extractor fan. Radiator, heated towel radiator, toilet roll holder, towel ring. uPVC double glazed window to side with obscure glazing.

BEDROOM 1

11' 7" x 10' 2" (3.52m x 3.10m) excluding wardrobes

Fitted carpet, pendant light point, radiator, BT point. Built-in wardrobe cupboards and drawers extending the full length of one wall. uPVC double glazed windows to rear enjoying lovely views over adjoining farmland and countryside.

BEDROOM 2

14' 8" x 10' 4" (4.46m x 3.14m) minimum

Fitted carpet, pendant light point, radiator. uPVC double glazed window to rear with lovely open views.

BEDROOM 3

11' 10" x 10' 2" (3.61m x 3.09m) minimum

Fitted carpet, radiator, pendant light point. uPVC double glazed windows to front with lovely farmland and countryside views.

OUTSIDE

The property is approached via a long, private entrance driveway shared with only one other property which is located further along. A separate, circular driveway surrounds the property providing ample parking and giving access to a:

LARGE GARAGE OUTBUILDING

23' 9" x 23' 8" (7.25m x 7.21m)

Of wooden construction with metal roller doors and courtesy door beside. Concrete flooring, wall cupboards, oil storage tank.

GARDENS

The front of the property is approached by a private paved courtyard area, and a large paved area to the rear of the property with feature raised millstone. Wraparound gardens surround the property, laid to lawn with mature hedge boundaries. Staddle stones are situated around the main lawn, together with a large granite trough to one side.

VIEWING

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

TENURE

Twelve months Assured Shorthold Tenancy - unfurnished.

RENTAL

£1,800 per calendar month

DEPOSIT

£2,076

COUNCIL TAX

Band 'C'

EPC

Band 'E'

SERVICES

Mains electricity, oil fired central heating. Private water and drainage (a charge of £20 pcm is payable towards the water supply)

RESTRICTIONS

No pets due to being situated on a working farm.

DIRECTIONS

Proceed up Barras Street and through two roundabouts. At the next roundabout, take the first exit onto the B3254 signposted St Cleer and Pensilva. Follow the road round the sweeping right hand bend and continue towards Pensilva. The entrance to Lanseaton Farm will be found after approximately three quarters of a mile on the right hand side. Lanseaton Farmhouse will be found, after a short distance, on the left hand side.



NOTICE TO PROSPECTIVE TENANTS

1. Applications will only be considered for properties once you have inspected the property and properties are normally let “as seen”.
2. In order to apply for a tenancy, you will be asked to complete an application form from which we can obtain credit and other references. This will need to be completed in full and we will be unable to process your application until all details, as requested, are fully completed to our satisfaction.
3. In taking up references, neither the Landlord nor Managing Agents makes any guarantee that the property will be available to you and, in making a tenant selection, the decision of the Managing Agent and/or Landlord is final, and no discussions will be entered into.
4. Prospective tenants are asked to note the following points in relation to the tenancy:
 - a. Most Landlords will consider non-waged tenants, but please enquire as some Landlords instruct us that such tenants are not acceptable. In the event that, during the term of the tenancy, you obtain Housing Benefit, the Landlord may request this paid direct to the Managing Agent and it will be a condition of any letting that such Housing Benefit is paid to the Landlord or Managing Agent at their request.
 - b. Most Landlords will not allow dogs or cats at their properties but please enquire should you have pets of any description.
 - c. The properties are let for residential purposes only and no business may be operated from let properties and the taking-in of paying guests, lodgers or sharing a property will be expressly forbidden.
5. You will be asked to leave a deposit with the Managing Agent. This is a deposit in respect of any damage or deficiencies at the property at the termination of your tenancy and will only be returned to you once the property has been finally inspected after you have vacated. This will be returned to you usually within 7 days of the end of the tenancy unless deductions must be made for cleaning, repairs or other matters.
6. You will be expected to leave the property in a thoroughly clean and tenantable condition at the end of your tenancy, irrespective of the condition in which you took over the tenancy. Deductions for cleaning the property and sweeping the chimneys (if any) will be made from your deposit unless the property is returned in clean condition, to the satisfaction of the Managing Agents.
7. You will be responsible for ensuring the property is kept in a clean and tidy condition throughout the term of the tenancy and the Landlord and/or his Agent will carry out inspections, usually at four or six-monthly intervals. As a tenant you will be responsible for reporting to the Landlord and/or Managing Agent any matters requiring attention so that these can be dealt with promptly.
8. You will be responsible for all outgoings at the property, including Council Tax, water rates and all utility charges. In agreeing to the tenancy, you are agreeing that Cornwall Council, South West Water and utility companies may be notified of your occupation in order to take over these services, if required. Any telephone is your sole responsibility.



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