

Philip Martin

LETTINGS LIMITED



EGLOSMERTHER

£1,500 PCM

www.philip-martin.co.uk

SCHOOL COTTAGE EGLOSMERTHER, TRESILLIAN, TRURO, TR2 4AE

A rare opportunity to secure a unique property in the heart of the Tregothnan Estate. This beautiful converted old village schoolhouse sits in a most peaceful location next to ruins of the old church at Eglos Merther. Outside it is surrounded by open farmland and the cottage itself has an enclosed garden to the front. The main living space is a real feature being created from the old classroom and kept cosy by a wood burning stove. In addition there is a fully fitted kitchen, bathroom and two upstairs bedrooms. Background heating is provided by night storage heaters and there is parking for 2 vehicles as well as a useful outhouse, store and summerhouse. Pets considered.

- Electric Heating and Woodburner
- Pets Considered
- Available Immediately
- Council Tax Band D
- Good Sized Gardens and Summerhouse
- Partial Secondary Glazing
- Plenty of Parking
- Deposit £1500
- EPC E
- Initial Fixed Term of 12 Months

HALLWAY

LOUNGE/DINING ROOM

KITCHEN

BATHROOM

BEDROOM 1

BEDROOM 2

CREDIT REFERENCES AND DEPOSIT

Prospective tenants will be required to complete an application form and if successful will have to pay a holding deposit equivalent to 1 weeks rent. At that stage we will carry out a credit reference and only once the referencing is successfully completed will the property be formally offered. Prior to occupation the balance of the first months rent and a deposit equivalent to 5 weeks rent will be payable.

DIRECTIONS

From The A390 at Tresillian Bridge turn right onto the minor road to St Michael Penkivel. After about a mile and a half turn right towards Eglosmerther where the property will be found near the end of the lane on the left hand side.

CONTACT US

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