



Treglith Treneglos, Launceston, Cornwall PL15 8UG

Grade II listed detached manor house, set in substantial grounds in quiet hamlet location.

Launceston 9 miles - Bude 14 miles - Camelford 9 miles

- Kitchen Breakfast Room • 6 Reception Rooms • 6 Bedrooms • Large Gardens & Outbuildings • Available August • Pet Considered (terms apply) • 6 months plus • Deposit: £2884.00 • Council Tax band: G • Tenant Fees Apply

£2,500 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Stable style door leading into:

KITCHEN BREAKFAST ROOM

Traditional wooden wall and base units with work surfaces above, 1.5 bowl sink unit, integrated dishwasher, oven and ceramic hob. Oil fired Aga, door to rear courtyard, beamed ceiling, slate flooring, door to: CLOAKROOM with white WC and wash hand basin. Door with stairs up to:

GAMES ROOM

Vaulted ceiling with wooden A frames and beams, window overlooking courtyard, wooden floor, pool table.

DINING ROOM (off kitchen) 15'5" x 15'10"

Slate flooring, feature fireplace (not in use), window to side with seat, door with stairs up to store room.

INNER HALL

Under stair storage cupboard, slate flooring, door to main entrance hall.

SITTING ROOM 14'0" x 18'8"

Wood burner set in fireplace with slate hearth, built in wooden bookshelves, window to front, door to passage way leading to formal dining room, door to:

PANTRY 7'1" x 19'8"

Original slate shelves, window to side, slate flooring, door to LOG STORE.

OFFICE/ PLAY ROOM 14'1" x 9'5"

Window to front, ornate fireplace (not in use), radiator.

MAIN ENTRANCE HALL

Tiled flooring, radiator, wooden dresser, front door leading out to garden, large built in cupboards, stairs rising to first floor.

FORMAL DINING ROOM 16'0" x 18'3"

Window to front, radiators, wood burner set in fireplace (not in use), wall lights, built in cupboard and door to passage way.

FORMAL LIVING ROOM 16'2" x 15'10"

Window over looking front garden, radiator, ornate fireplace (not in use), large wall mounted mirror.

SPLIT LANDING

Step up to:

BEDROOM 6/ DRESSING ROOM 7'9" x 15'4"

Fitted wooden wardrobes and chest of drawers, window overlooking driveway, radiator.

BATHROOM 5'8" x 15'8"

White suite comprising bath with glass screen and electric shower, WC and wash hand basin set in vanity unit. Window to rear, built in cupboards and vinyl flooring.

FIRST FLOOR LANDING

Radiator, sky light, door to WALK IN STORE ROOM with stairs down to dining room.

BEDROOM 2 14'8" x 15'10"

Large double room, ornate fireplace (not in use), window overlooking front garden.

BEDROOM 3

Double room, window to front overlooking garden, radiator, wooden wardrobe.

MASTER BEDROOM 15'2" x 17'11"

Large double room, window to front overlooking garden, ornate fireplace (not in use), radiators, door to:

ENSUITE SHOWER ROOM

White suite comprising WC, wash hand basin set in vanity unit and corner cubicle with electric shower. Ladder style heated towel rail and velux window.

INNER LANDING

Radiator, window with seat overlooking driveway.

BEDROOM 4 18'0" x 10'4"

Double room, electric heater and radiator, hip beams, window to the side.

BEDROOM 5 14'2" x 9'4"

Double room, window to side, radiator and electric heater.

OUTSIDE

The property has a gated gravelled driveway providing parking for several cars. From this area is access to three outbuildings and a garage for tenants use.

To the front of the property is a beautifully kept, fully enclosed lawned garden with a gate leading through to a further large lawned garden with wooden shed and large patio area with pergola and a small walled courtyard outside the kitchen.

SERVICES

Mains water (metered) and electricity.

Private drainage (L:L arranges emptying).

O.F.C.H.

Council Tax band: G.

Lawn cutting services available if required.

Log supply available if required.

SITUATION

The property lies in a most peaceful hamlet and enjoys wonderful countryside views. To the south is the small village of Warbstow, 2 miles away with its church and primary school. The self-contained town of Camelford is 8 miles away with supermarkets, doctors, dentist and veterinary surgery, together with places of worship and secondary school. The A39 is less than four miles from the property, providing access to the north coast with its extensive sandy beaches and cliff walks. The sheltered family beach at Crackington Haven is 8 miles from the property with two cafes, public house and enclosed sandy beach. The former market town of Launceston is 13 miles away with supermarkets, leisure centre and numerous sports and social clubs. At Launceston there is access to the A30 trunk road which links the cathedral cities of Truro and Exeter.

DIRECTIONS

From the Launceston Stags office, turn right on to Western Road and continue out of the town. Continue straight through the traffic lights and progress to the roundabout ahead. Take the first exit towards Bodmin on the A30. Follow this for approx 2 miles and take the 2nd exit off signposted towards North Cornwall/Camelford on the A395. Continue for approx 3 miles until entering the village of Pipers Pool. Pass through Pipers Pool and continue along this road for approx 4 miles. Take the right hand turning signposted Treneglos/Egloskerry and follow the road for approx ½ mile taking the left hand turning for Treneglos. Continue through the hamlet of Treneglos and approximately ½ mile on, the property can be found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished/part furnished and is available August. RENT: £2500.00 pcm exclusive of all other charges . One pet considered. Where the agreed let permits a pet the rent will be £2550.00 pcm. DEPOSIT: £2884.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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