



The Dovehouse Penheale Estate, Egloskerry, Launceston,
Cornwall PL15 8RX

A 17th Century semi detached property set within
a private country estate.

Launceston 5 miles - North Cornish Coast 13 miles - Plymouth 30 miles

• Three Double Bedrooms • Kitchen/Breakfast Room • 3 Reception
Rooms • Garden & Parking • Available Now • Pets Considered (terms apply) • 12
months plus • Deposit: £1442.00 • Council Tax band: E • Tenant Fees Apply

£1,250 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Stable door leading to:

KITCHEN/BREAKFAST ROOM

With flagstone slate flooring:

Kitchen area: range of wooden wall and base units with work surface over, integrated electric cooker, space for dishwasher and washing machine, window to front.

Breakfast area: radiator, oil fired boiler with fireplace surround over, window to side. Door to:

DINING ROOM

Carpeted, radiator, built in shelving in alcove, large window to front, smoke alarm. Door to steps leading to:

LIVING ROOM

Carpeted, radiator, large window to front, alcove fireplace with log burner. Door to:

HALLWAY

Quarry tiled floor, 2 x radiator, carpeted second staircase, under stairs storage, smoke alarm, doorway to:

Inner corridor with main staircase, electric meter housing, fuse box and door to:

DAIRY

Cement floor, slate and wooden shelving, window to rear.

OFFICE/SNUG

Flagstone floor, large window to rear, decorative inglenook fireplace with cloam oven and mantle over (not in use), 2 x radiator, steps to kitchen/breakfast room.

MAIN STAIRCASE

Rising from inner corridor to mid landing with window to rear and continuing to:

LANDING

Carpeted, radiator, access to master bedroom passage, door to inner hallway with alcove to 2nd staircase and door to:

BEDROOM 2

Double room, radiator, window to rear, wardrobe.

BEDROOM 3

Double room, double aspect windows to rear and side, wardrobe, built in shelving in alcove.

FAMILY BATHROOM

Electric towel rail, white suite with WC, wash hand basin and shower mixer over bath, vinyl flooring, shaver point, radiator, airing cupboard housing immersion heater.

PASSAGE TO MASTER BEDROOM

Carpeted, radiator, door to:

MASTER BEDROOM

Large double room, original wooden flooring, double aspect windows to side and front, 2 x radiator, feature decorative fireplace with wrought iron basket, wardrobe.

2ND BATHROOM

White suite comprising WC, wash hand basin and shower mixer over bath, radiator, electric towel rail, built in storage, window to front, carpeted.

OUTSIDE

To the side of the property is a walled garden mainly laid to lawn with various mature shrubs and trees. To the front are

some outbuildings and open fronted storage and a driveway providing off-road parking for 2-3 cars.

SERVICES

Mains electricity, water & drainage.

O.F.C.H.

Council tax band: E (C.C).

SITUATION

The property is situated within the grounds of a private country estate on the outskirts of the village of Egloskerry. It offers far reaching countryside views in a peaceful rural location. The historic market town of Launceston is a short drive away and offers good local amenities including shops, schools, leisure centre etc.

DIRECTIONS

From Stags Launceston Office, Western Road head towards Bude on the B3254 out of town. At the bottom of town, at the first mini roundabout go straight over up St Stephens hill. At the top of the hill take the left hand junction signposted to Egloskerry and North Petherwin (opposite the Church). Follow the road for approximately 4 miles into the village of Egloskerry. Continue along the road through the village and after approximately ½ mile out of the village take the estate entrance on the right hand side (flanked with granite pillars) with a lodge house on the left. Continue up the estate drive, as the driveway forks take the left hand fork. As it forks again, take the right fork and the property can be found a short distance along on the right hand side.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available in August. RENT: £1250.00 pcm exclusive of all other charges. Pet considered. DEPOSIT: £1442.00 Returnable at end of tenancy subject to any deductions (the deposit held for this property will be held in a Government approved scheme and administered by Strutt & Parker 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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