



The Linhay Hole Barton Farm, Launceston, Cornwall
PL15 8SG

Single storey barn conversion located on rural
development.

Launceston 5 miles - North Cornish Coast 12 miles - Plymouth 30 miles

• Kitchen • Living Room • 4 Bedrooms (2 ensuite) • Gardens &
Parking • Available Now • Pet Considered • 6 Months Plus • Deposit:
£1384.00 • Council Tax Band: C • Tenant Fees Apply

£1,200 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Front door leading to:

ENTRANCE HALL

Exposed ceiling beams, coat hooks, door to:

HALLWAY

Exposed ceiling beams and 'A' frames, door to rear garden, smoke alarm, 3 built in cupboards.

KITCHEN

Range of beech effect wall and base units with work surfaces above and tiled splash backs. Stainless steel sink unit, space and plumbing for dishwasher and washing machine, oil fired boiler, tiled floor, exposed ceiling beam, smoke alarm, integrated electric double oven and ceramic hob with extractor hood over, integrated fridge freezer, door to front.

LIVING ROOM

Doors to the front, free standing wood burner on slate hearth, exposed ceiling beams and 'A' frames.

BEDROOM 1

Double room, doors to front garden, built in wardrobe with hanging rail and shelf, exposed ceiling beams.

BEDROOM 2

Small double room, exposed ceiling beams, built in single wardrobe with hanging rail and shelf, door to front garden.

BATHROOM

L shaped with white suite comprising low flush WC, wash hand basin with tiled splash back and bath with tiled surround and mixer shower over, extractor fan, light with shaver point, tiled floor, ladder style heated towel rail, exposed ceiling beam.

BEDROOM 3

Double room, built in wardrobe with hanging rail and shelf, exposed ceiling beam, door to front garden, door to:

ENSUITE SHOWER ROOM

White low flush WC, wash hand basin and walk in tiled shower area with mixer shower, ladder style heated towel rail, obscured window to front, tiled floor, light with shaver point, exposed ceiling beam, extractor fan.

BEDROOM 4

Double room, exposed ceiling beams, door to front garden, built in cupboard housing electric meter and consumer unit, small window to rear, door to:

ENSUITE BATHROOM

White suite comprising bath with tiled surround and mixer shower over, low flush WC with hidden cistern and wash hand basin, light with shaver point, obscured window to side, tiled floor, exposed ceiling beam, extractor fan, ladder style heated towel rail.

OUTSIDE

To the side of the property is a small log/dustbin store and a tarmacadam area providing parking for 2-3 cars.

To the front and rear are gardens laid to lawn.

SERVICES

Mains water, drainage and electricity.

O.F.C.H (under floor heating).

Council Tax band C (C.C).

Floor level garden maintenance service available if required.

SITUATION

The property lies less than half a mile from the village of Egloskerry with its well respected primary school, church and thriving village hall. The former market town of Launceston is 5 miles away with a comprehensive range of shopping facilities, 24-hour supermarket, doctors, dentists, veterinary surgery, fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs.

DIRECTIONS

From Launceston Stags office, turn left out of the car park on to Western Road. Follow the road as it bears down the hill toward Bude and Holsworthy. Continue through the traffic lights and at the mini roundabout proceed straight over and up the hill in front of you. At the top of the hill turn left toward Egloskerry and North Petherwin (opposite the church). Follow this road for 3 miles until reaching the village of Egloskerry. Continue along and as the road bears round to the left, Hole Barton can be found on the right hand side. On entering the development take the road off to the left and the property is the first on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £1200.00 pcm exclusive of all other charges. Pet considered. DEPOSIT: £1384.00 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			95
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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