



Coombekeale Farmhouse , North Petherwin, Launceston,  
Cornwall PL15 8LJ

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Newly refurbished, traditional farmhouse set in a peaceful rural development with superb countryside views.

Launceston 5 miles - Bude 17.5 miles - Plymouth 31 miles

- 4 Bedrooms • Newly Fitted Kitchen • Garden & Parking • 2 Reception Rooms • Available Now • Pet Considered (terms apply) • 12 months plus • Deposit: £1614.00 • Council Tax Band: TBC • Tenant Fees Apply

£1,399 Per Calendar Month

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## ACCOMMODATION TO INCLUDE:

Front entrance door leading into:

### BOOT ROOM 5'10" x 8'3"

Original slate floor and bench, door to:

### HALL AREA

Window to the front, original slate flooring, radiator, door to under stair storage cupboard, door to inner hall and:

### CLOAKROOM

Slate floor, window to the side, newly fitted white WC and wash hand basin, small ladder style heated towel rail, radiator, extractor.

### INNER HALL

doors to various rooms, rear hall and to stair well.

### KITCHEN 11'6" x 10'7"

Newly fitted grey wall and base units and work surfaces, integrated fridge freezer, electric double oven and ceramic hob with extractor hood over. Window to the front, radiator, stainless steel sink unit, space and plumbing for washing machine and dishwasher.

### DINING ROOM 13'6" x 13'8"

Window to the rear overlooking garden, radiator, wood burner set in fireplace with tiled surround.

### REAR HALL

Radiator, door to garden, smoke alarm, door to:

### LIVING ROOM 13'5" x 13'7"

Window with seat to rear overlooking garden and surrounding countryside, ornate fireplace (not in use).

### FIRST FLOOR LANDING

Radiator, window to the front.

### BEDROOM 3 11'7" x 11'4"

Double room, radiator, window to the side, sloped ceiling.

### BEDROOM 2 11'0" x 13'8"

Double room, radiator, window to the rear overlooking garden and surrounding countryside.

### BEDROOM 4 7'10" x 9'10"

Small double room, radiator, window to the rear overlooking garden and surrounding countryside.

### MASTER BEDROOM 13'7" x 12'11"

Double room, radiator, window to the rear overlooking garden and surrounding countryside, ornate fireplace (not in use), door to:

### ENSUITE SHOWER ROOM 11'5" x 7'9"

Newly fitted white WC, wash hand basin and cubicle with mixer shower. Vinyl flooring, radiator, window to the side, ladder style heated towel rail, built in cupboard housing hot water cylinder.

### BATHROOM

Newly fitted white suite comprising WC, wash hand basin, bath and large cubicle with mixer shower. Vinyl flooring, radiator, part tiled walls, ladder style heated towel rail.

### OUTSIDE

There is allocated off road parking for 2-3 cars to the side of the property. From here the rear garden, which is mainly laid to

lawn, can be accessed. To the other side of the property is a log store and further storage shed.

## SERVICES

Private water and sewerage (monthly charge payable to L:L)  
Mains electricity.

Quarterly electricity bill payable to L:L for running of Klargester (price will vary dependant on usage)

Council Tax band: TBC

Fibre broadband to the property.

Ofcom predicted broadband services - Standard: Download 14 Mbps, Upload 1 Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - O2 & Vodafone- None. EE & Three- Limited. External - EE, Three, O2 & Vodafone- Likely.

## DIRECTIONS

From Launceston town centre, follow the signposts towards Bude and proceed down St Thomas Road. At Newport roundabout by the White Horse Public House, take the second exit signposted St Stephens Hill and continue up this road. Opposite St Stephens Church, take the left hand turn signposted Egloskerry and Langore. Proceed along the road passing Launceston Golf Club on your right and after approximately 1.5 miles take the right hand fork signposted Langore. Continue past the village green and down the hill through the village for approximately 1 mile and you will come to a cross roads. At the crossroads continue straight over and follow the road for another 0.5 mile, going round a sharp right hand bend and the property will be found on the right hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available in now. RENT: £1399.00 pcm exclusive of all other charges. Private water and drainage (monthly charge payable to L:L). Pet considered. DEPOSIT: £1614.00 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			
(81-91) B			81
(69-80) C		64	
(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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