



Polmaugan Farmhouse , St Winnow, Lostwithiel, Cornwall PL22 0LS

Detached Grade II listed farmhouse, extensively renovated to an excellent standard in a peaceful rural location on the private Lanhydrock Estate.

Bodmin 5.5 miles - Lostwithiel 3 miles - Fowey 11 miles

• Kitchen/Breakfast Room • 2 Reception Rooms • 5 Bedrooms (master ensuite) • Large Gardens & Parking • Available Now • Small Pet Considered (terms apply) • 6/12 month plus • Deposit: £2538.00 • Council Tax band: E • Tenant Fees Apply

£2,200 Per Calendar Month

01566 771800 | rentals.launceston@stags.co.uk

DESCRIPTION

A period detached farmhouse, that has been sympathetically improved to an excellent standard throughout enjoying a peaceful, rural location on the privately owned Lanhydrock Estate. The generous accommodation, arranged over two floors, has been thoughtfully improved and comprises of the following:

ACCOMMODATION

Entrance door leading into:

UTILITY ROOM

Vinyl flooring, stacked appliance space for washing machine and tumble dryer. Window to front overlooking the garden, white wash hand basin set in vanity unit with cupboard below, door to:

KITCHEN/BREAKFAST ROOM 26'4" x 16'9"

Fitted base units with solid granite work surfaces above. Under counter appliance space for dishwasher and fridge. Part flagstone slate flooring, part vinyl flooring, wood burning stove set on slate hearth in original stone fireplace, double doors leading out to the rear garden, curtains, electric heater. Integrated electric oven with ceramic hob and extractor hood above, sink unit with drainer, windows to front, wooden ceiling beams, smoke alarm, stone steps up to:

HALLWAY

Original stone floor, fitted electric heater, door to front and to rear of property, stairs rising to first floor with large storage cupboard below, smoke alarm.

DINING ROOM 18'4" x 11'8"

Fitted carpet, window overlooking the front garden, fitted electric heater.

LIVING ROOM 26'0" x 14'9"

Wooden flooring, windows with curtains to the front overlooking the garden, fitted electric heaters, wood burner set in original stone fireplace with clome oven. Door to:

BOOT/CLOAK ROOM 9'4" x 8'0"

Window to rear, electric heater, vinyl flooring, wooden ceiling beams, ladder style heated towel rail. Door to:

DOWNSTAIRS BATHROOM

Fitted white suite comprising WC, free standing roll top bath with chrome telephone style shower attachment and wash hand basin. Windows with curtains to the side and rear, fitted electric heater, wooden ceiling beams, vinyl flooring .

SPLIT STAIRCASE

With fitted carpet and window with curtains to rear.

FAMILY SHOWER ROOM

Fitted white suite comprising WC, wash hand basin and large cubicle with mixer shower and tiled surround. Vinyl wood effect flooring, ladder style heated towel rail, alcove shelving, obscured window to side, extractor fan.

FIRST FLOOR LANDING

Fitted carpet, smoke alarm, original wooden hip beams, fitted electric heater, loft hatch to roof space, Dri Master Eco heat flow fitted in loft space.

MASTER BEDROOM 16'9" x 16'3"

Large double room, exposed wooden beams and 'A' frames, window to front with curtains, slate display shelves, fitted carpet and door to:

ENSUITE SHOWER ROOM

Fitted white suite comprising WC, wash hand basin and large cubicle with mixer shower and tiled surround. Ladder style heated towel rail, vinyl wood effect flooring, built in cupboard housing hot water cylinder.

BEDROOM 2 16'2" x 12'0"

Double room with fitted carpet, window with curtains to front, fitted electric heater, original wooden hip beams.

BEDROOM 3 12'0" x 11'3"

Double room with fitted carpet, fitted electric heater, window with curtains to front, original wooden hip beams.

BEDROOM 4 11'1" x 8'11"

Small double room with fitted carpet, fitted electric heater, window with curtains to front, original wooden hip beams.

BEDROOM 5 14'11" x 12'0"

Double room with fitted carpet, window with curtains to front, fitted electric heater, original wooden beam and hip beams.

OUTSIDE

Gardens surround the property. There is a small workshop, a log store and a further machinery/bike store. The driveway provides extensive parking.

SERVICES

Mains electricity.

Metered mains water (shared supply, included in the rent).

Private drainage to sewage treatment plant (annual servicing & emptying

included in the rent).

Council Tax band: E (C.C).

Ofcom predicted broadband services - Standard: Download 3 Mbps, Upload 1Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps

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

SITUATION

The property lies in a rural location yet is only approximately 6 miles from the former market town of Bodmin with its supermarkets, doctors and dentists. There is easy access to both the A38 and the A30 providing access to the cathedral cities of Truro and Exeter and the Bodmin Parkway mainline railway station is less than two miles distance with a regular service to London Paddington (via Plymouth) some 30 miles distant.

Lanhydrock Golf Club and Cricket Club are a short distance from the property and the Duchy of Cornwall Cafe is some ½ mile away.

DIRECTIONS

From Stags office turn right onto Western Road, at the roundabout take the 1st exit A30 signposted Bodmin. Proceed along the dual carriageway until reaching the exit marked for Bodmin. Continue along this road until you come to the car garage on the left, turn left here signposted for Lanhydrock and follow the road for approximately 1 mile. At the T junction turn left for Lostwithiel and then take the 1st left at the roundabout. Proceed to the next roundabout and take the 3rd exit signposted Lanhydrock. Continue along this road and just after the turning for the Rugby Club on the right, is a turning on the left to Respryn and Lanhydrock car park. Turn left here and continue along this road, down Respryn Hill and over Respryn Bridge. Continue up the road, then take the right hand fork in the road for Lostwithiel. Follow the road along and eventually on the right hand side you will see a slate name plate set in a raised lawn for Polmaugan. Take this turn follow the road bearing right, then take the first left turning and then the next left turning onto the driveway.

LETTING

The property is available to let on a assured shorthold tenancy for 6/12 months plus, unfurnished and is available now. RENT: £2200.00 pcm exclusive of all other charges. One small pet considered. Where the agreed let permits a pet the rent will be £2250.00 pcm. DEPOSIT: £2538.00 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.

AGENTS NOTES

The property is located next to a farm, although there is no livestock kept on the farm.





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.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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