



Killicoff Penheale Estate, Egloskerry, Launceston,  
Cornwall PL15 8RX

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Grade II listed property bursting with character whilst providing a light and spacious environment. Available to let on a 12 month renewable tenancy.

Launceston 6 miles - North Cornish Coast 13 miles - Plymouth 30 miles

• 4 Bedrooms (1 ensuite) • Kitchen/ Breakfast Room • Dining Room & Living Room • Large Gardens • Available End of June • Pets Considered • 12 months plus • Deposit: £2134.00 • Council Tax band: C • Tenant Fees Apply

**£1,850 Per Calendar Month**

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## ACCOMMODATION TO INCLUDE:

The property abuts a parish road and has ample off road parking through double wooden gates to the side. From the gravelled parking area to the side of the property, there is a paved path leading to the side patio area with doors to the lounge and utility room.

## UTILITY ROOM

Range of hand made wooden wall and base units with work surface over, tiled floor, space for washing machine, stainless steel sink and drainer unit, oil fired central heating boiler, radiator, storage cupboard housing water heater.

## KITCHEN/BREAKFAST

Range of hand made wooden wall and base units with granite work surface over with inset double Belfast sink, built in fridge-freezer, integrated dishwasher & ceramic hob. Oil fired Rayburn stove, tiled floor, window to side and rear. Door to:

## DINING HALL

Slate floor, inglenook fireplace with inset multi fuel burner, radiator, window to front, beamed ceiling, stairs rising to first floor with under stairs storage cupboard. Doors off to:

## LOUNGE

Carpeted, twin inglenook fireplaces at either end one with multi fuel burner, window and patio doors to rear, 3 x windows to front, radiators, doors off to:

## STUDY

Carpeted, radiator, window to rear.

## FIRST FLOOR LANDING (top of dining room stairs)

Doors off to:

## MASTER BEDROOM

Double room, carpeted, exposed A frame beamed ceiling, radiator, window to side, door to:

## ENSUITE

Wooden floor, white suite comprising low level WC, pedestal wash hand basin, separate shower cubicle with mixer shower and limited head height due to sloping ceiling, roof light, heated towel rail, under eaves storage cupboard.

## BATHROOM 2

Wooden floor, window to side, heated towel rail, window to side, exposed beam ceiling, white suite comprising, vanity wash hand unit, low level WC and bath with shower mixer over.

## BEDROOM 4

Double room, carpeted, exposed beam ceiling, radiator, window to side.

## INNER LANDING

Carpeted, smoke alarm, radiator, window to rear, two storage cupboards - one with under eaves storage housing electric fuse box. Doors off to:

## BATHROOM

Wooden floor, window to side, white suite comprising low level WC, wash hand basin and bath with tiled surround and shower attachment, heated towel rail, light with shaver point.

## BEDROOM 2

Double room, carpeted, dual aspect with windows to front and rear, radiator, door to:

## BEDROOM 3

Double room, carpeted, radiator, window to front.

## BACK STAIRS/LANDING

Carpeted, window to front, smoke alarm. Stairs down to:

## REAR HALL

(Off lounge) Wooden floor, window to front, radiator, under stairs storage cupboard. Door off to:

## CLOAKROOM

Wooden floor, pedestal wash hand basin, low level WC, extractor fan, window to side, radiator.

## OUTSIDE

From the frontage there is a pedestrian gate to a footpath leading to

a front entrance porch with solid wooden entrance door to the dining room. There is an outside store shed. The property sits on approximately 1.34 acres of gardens and grounds, comprising of a large gently sloping lawn and patio terrace, orchard and a small parcel of woodland. Ideal for a tenant who is an avid gardener, willing and able to maintain the grounds to a high standard.

## SERVICES

Mains water & electricity.

Private drainage.

Oil fired central heating.

Council tax band: C (C.C)

Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 0.7 Mbps. Superfast: Download 37 Mbps, Upload 6 Mbps  
Ofcom predicted mobile coverage for voice and data: Internal - EE, O2, Vodafone & Three- Limited. External - EE, Three, O2 & Vodafone- Likely.

## SITUATION

The property is situated on the outskirts of the popular village of Egloskerry. The village offers a primary school and nursery and is 4 miles from the market town of Launceston which offers a wealth of local amenities and good transport links throughout the Westcountry.

## 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 through the village and out of the village toward Tresmeer. After approx 1/2 mile the property can be found on the left hand side opposite the Penheale Estate entrance.

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available in June. RENT: £1850.00 pcm exclusive of all other charges. Pets considered. DEPOSIT: £2134.00 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		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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