



Penheale Farmhouse Egloskerry, Launceston, Cornwall PL15 8RX

A beautifully presented 4 bedroom barn conversion located on a private country estate. Available to rent on a long term basis.

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

• 3 Receptions Rooms • 4 Bedrooms (2 en-suite) • Lawned Gardens & Patio • Parking, Carport & Work Shop • Available September • Pet Considered • 12 month plus • Deposit: £2596.00 • Council Tax band: C • Tenant Fees Apply

£2,250 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Entrance door leading to:

ENTRANCE LOBBY

Wall lights, exposed ceiling trusses, arch to:

HALLWAY

Doors off to downstairs accommodation, full height window to front, stairs rising to bedroom 4, walk-in cupboard housing hot water tank and oil fired boiler, step down to:

LIVING ROOM 29'0" x 15'8"

Oak flooring, full length windows and double doors to front patio area, 2 small windows to rear, built in cupboards and shelving, freestanding wood burner set on slate hearth, exposed roof trusses, door leading to stairs down to:

STUDY AREA 15'6" x 8'3"

Window to side, double doors and window to rear with fantastic countryside views, Velux sky light.

DINING ROOM 22'10" x 15'0"

Oak flooring, double doors to front with stunning countryside views, window to side, Velux sky lights, wood burner set on slate hearth, door to:

KITCHEN/BREAKFAST ROOM 34'0" x 16'7"

Range of solid oak wall and base units with polished granite work surfaces, large central island with drawers and cupboards below and matching work surface, integrated fridge freezer, dishwasher and electric oven with ceramic hob, ceramic Belfast style sink with mixer taps, electric Aga set in tiled alcove, slate tiled flooring, 3 sets of double doors and window to front with surrounding views, step up to:

SIDE ENTRANCE HALL

Door leading out to side garden, door into:

UTILITY ROOM

Slate tiled flooring, white base units with work surfaces and tiled splash back, space for tumble dryer and washing machine, window to front, stainless steel sink unit.

OFF DINING ROOM:

SMALL LOBBY/STUDY AREA

Window to side, stairs rising to master bedroom with storage cupboard under and built in shelving.

MASTER BEDROOM 24'4" x 16'8"

Large double room, windows to side with fantastic countryside views, door to front with steps leading down to driveway, exposed roof trusses, 2 radiators, built in cupboard with light and further small built in cupboard, door to:

ENSUITE

White suite comprising shower cubicle with mixer shower and tiled surround, bath, WC with hidden cistern and wash hand basin, radiator, window to side with surrounding views, heated towel rail, vinyl flooring.

DRESSING ROOM

Radiator.

OFF ENTRANCE HALL:

CLOAKROOM

White WC, wash hand basin with tiled splash back, tiled floor and extractor fan.

FAMILY BATHROOM

White suite comprising WC, wash hand basin, bath and shower cubicle with mixer shower, tiled floor and part tiled walls, small window to side with slate sill.

BEDROOM 3 12'1" x 11'3"

Double room, window to side and rear with views, door to:

ENSUITE

White suite comprising wash hand basin, WC with hidden cistern, bath and shower cubicle with mixer shower, tiled floor and part tiled walls, obscured window to rear and heated towel rail.

BEDROOM 2 16'5" x 10'10"

Double room, windows to front and side.

STAIRS RISING FROM ENTRANCE HALL TO:

BEDROOM 4 15'2" x 10'8"

Double room, window to rear with beautiful countryside views, radiator, built in cupboard, wardrobe and shelving.

OUTSIDE

To the front of the property is a tarmacadam driveway providing parking for several cars, along with a quadruple car port and a small workshop. A pathway surrounds the property, leading to two separate patios and various areas of lawn. The gardens boast stunning views of the surrounding countryside.

SERVICES

Mains electricity.

Private water and drainage (additional monthly payment of £50.00 to L:L)

O.F.C.H.

Cornwall Council Tax band: G

Ofcom predicted broadband services - Standard: Download 1 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE, O2, Vodafone & Three- Limited. External - EE, Three, O2 & Vodafone- Likely.

SITUATION

Penheale Farmhouse 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. More details can be found at <https://penheale.co.uk>.

The former market town of Launceston lies 5 miles away with a comprehensive range of shopping facilities, 24-hour supermarket, doctors, dentists, veterinary surgery, fully equipped leisure centre, two 18-hole golf courses and numerous sporting and social clubs.

DIRECTIONS

From Launceston proceed down St Thomas Road, through the traffic lights and at the mini roundabout proceed straight over and up St Stephens Hill. At the top of the hill turn left toward Egloskerry and North Petherwin (opposite the church). Follow this road for 3 miles to the village of Egloskerry, continue through the village and after approx ½ mile the entrance to Penheale Estate can be found on the right hand side. Turn right and continue up the estate drive, as the driveway forks take the right hand fork and follow the road round signposted for Penheale Farmhouse. The property can be found on your right.

LETTINGS

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available September. RENT: £2250.00 pcm exclusive of all other charges. Pets considered. DEPOSIT: £2596.00 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.

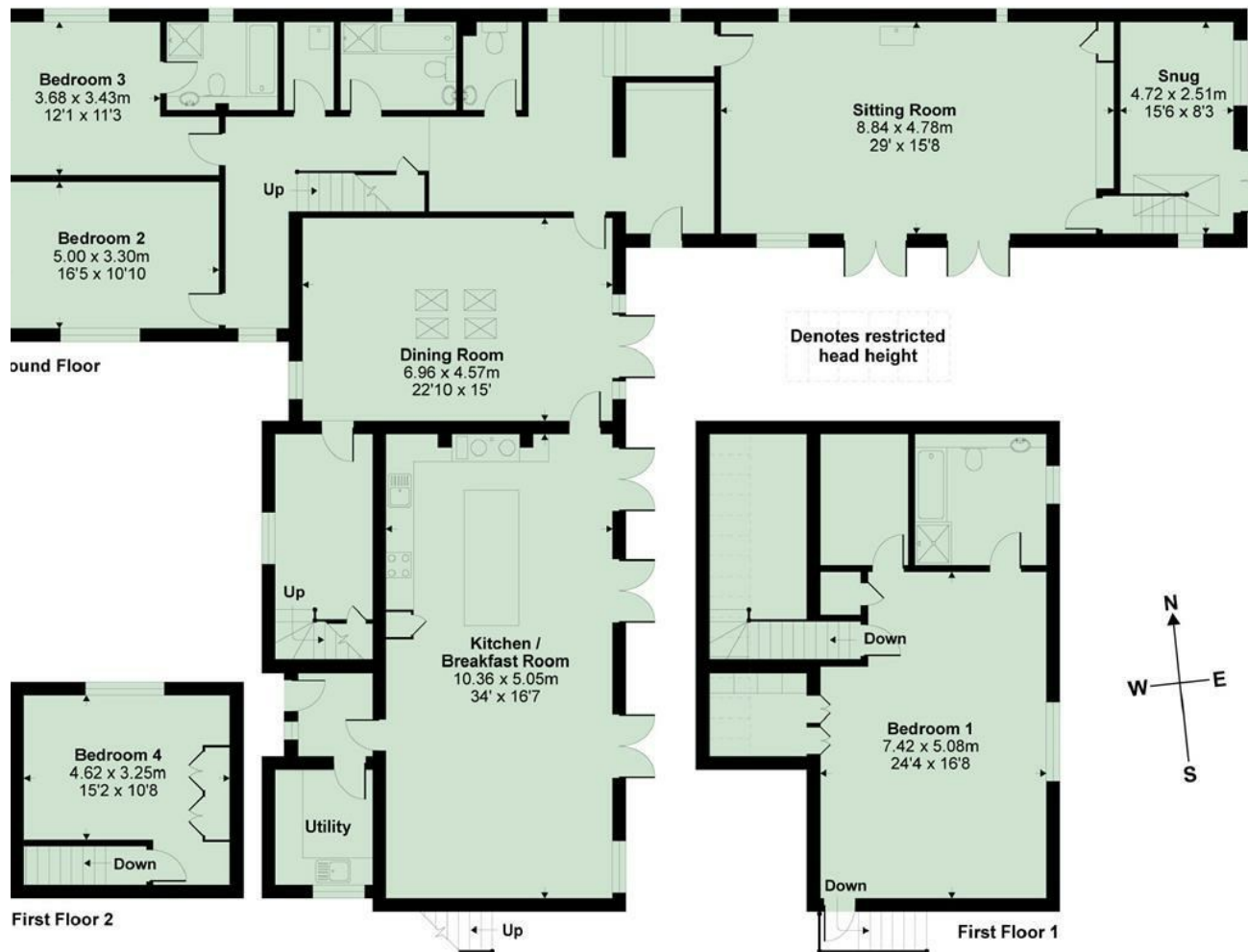
RENTERS' RIGHT BILL

The forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



Penheale Farmhouse

Approx. Gross Internal Floor Area 332.1 Sq Metres 3575 Sq Ft
(Excludes Restricted Head Height)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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		
(93 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	73	75
EU Directive 2002/91/EC		