



Bill & Ben's Cottage Fentrigan Manor Farm, Warbstow,
Launceston, Cornwall PL15 8UX

3 bedroom converted cottage in rural location.
Available to rent on a Winter Let Basis.

Launceston (A30) 14 miles - Camelford 8 miles - North Cornish Coast 7 miles

• 3 Bedrooms • Gardens • Parking & Patio Area • Tennis Court & Fishing Lake • Available Now • One Pet considered (terms apply) • Fully Furnished Winter Let • Deposit: £1788.00 • Council Tax included • Tenant Fees Apply

£1,550 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Is accessed by steps to front door into:

ENTRANCE HALL

Tiled, stairs rising to first floor, radiator, doors off to:

LOUNGE/DINER

Carpeted, double glazed windows to front and rear, 2x radiator, fully furnished, smart television and DVD player, wood burner, beamed ceiling. Archway through to:

KITCHEN

Range of wooden wall and base units with 2x double glazed windows to side, central heating boiler, electric oven, dishwasher, washing machine, fridge freezer, radiator.

BEDROOM 1

Double, double glazed windows to front and rear, fully furnished, radiator.

BATHROOM

Comprising four piece suite including separate shower cubicle with power shower, wash hand basin, WC and corner bath, radiator and tiled floor.

STAIRS

Rising to landing, velux window, carpeted, doors off to:

BEDROOM 2

Twin, carpeted, radiator, velux window, built in storage cupboard.

BEDROOM 3

Double, carpeted, radiator, velux window, under eaves storage. Door off to:

EN SUITE

With shower cubicle, wall mounted wash basin, low level flush W.C. Limited head height.

OUTSIDE

Concrete parking area to front, private patio area to rear. Use of communal garden (maintenance included in the rent) and all Fentrigan Manor Farm facilities such as tennis court and indoor childrens play barn. Storage available by separate negotiation.

DIRECTIONS

From the Stags Launceston Office, turn right out of the car park towards the Pennygillam roundabout. At the roundabout, take the first exit onto the A30 west towards Bodmin. After approximately 2 miles, at the Kennards House junction, leave the dual carriageway signposted to North Cornwall. At the first roundabout, take the 3rd exit, crossing over the A30. At the second roundabout, take the first exit and proceed along the A395 towards Hallworthy. After roughly 7.5 miles, upon entering the village of Hallworthy, turn right signposted

Warbstow, past the cattle market. Carry along this unclassified road, and take the 4th left hand turn signposted Tregune. Proceed along this country lane for a short distance and the entrance to the farm is on the left hand side up a concrete farm drive.

SERVICES

Water, electric, oil and council tax inclusive in the rent. Wi-fi access available.

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 0.8 Mbps.

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

LETTING

The property is available to rent on a Winter Let Agreement for a fixed term period. RENT: £1550.00 per calendar month inclusive of water, electric and council tax charges. DEPOSIT: £1644.00 returnable at the end of the tenancy subject to any deductions. Usual references required. Fully furnished. No Smoking. One pet considered (terms apply). Available now until March 2026.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	81
		EU Directive 2002/91/EC



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