



Larrick Barn , South Petherwin, Launceston, Cornwall
PL15 9LY

Beautifully presented barn conversion with far reaching countryside views, located in a quiet rural setting.

Launceston 2.3 miles - Liskeard 15 miles - Plymouth 26 miles

• 4 Double Bedrooms • Open Plan Kitchen/Living/Dining • Garden Room • Ample Parking & Store Room • Available November • Pet Considered (terms apply) • 6 months plus • Deposit: £1961.00 • Council Tax band: E • Tenant Fees Apply

£1,700 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Granite steps from the driveway lead up to the main entrance door leading into:

OPEN PLAN LIVING ACCOMMODATION

16'4" x 42'6"

Living room area: Solid oak flooring, vaulted ceiling with exposed beams, wood burning stove set on a slate hearth with timber clad feature wall behind. Window to the rear, doors to garden room.

Kitchen area: Bespoke oak units with slate work surfaces above, central island, Butler style sink, Range style cooker with ceramic hob and extractor hood above, integrated dishwasher, window to the front with far reaching views, slate flooring, velux window, space for fridge freezer.

GARDEN ROOM

Wooden flooring, radiator, windows to the front with superb views.

UTILITY/ HALL AREA

Wooden flooring, stairs up to mezzanine with built in cupboards under, fitted wall and base units with work surfaces above, door to:

OFFICE

Built in wooden desk and shelving, wooden flooring, built in cupboard housing hot water cylinder and underfloor heating controls.

MEZZANINE AREA

Flexible space with limited head room, overlooking the kitchen.

GROUND FLOOR HALLWAY

Slate flooring, smoke alarm, doors to all rooms.

SHOWER ROOM

White WC, large cubicle with mixer shower, wash hand basin set on wooden vanity unit, ladder style heated towel rail, slate flooring.

UTILITY/ BOOT ROOM

Range of fitted units with work surfaces and Butler sink. Window to the front, slate flooring, appliance space for washing machine and tumble dryer, door to outside.

BEDROOM 4

11'5" x 8'5"

Double room, built in cupboard with hanging rail, window to the rear and side.

BEDROOM 3

8'7" x 11'10"

Double room, large built in wardrobes, window to the rear.

BEDROOM 2

10'9" x 11'11"

Double room, window to the rear.

BEDROOM 1

9'3" x 13'3"

Double room, large built in wardrobes, windows to the side and rear.

BATHROOM

White WC, wash hand basin and free standing bath with telephone style shower attachment. Slate flooring, ladder style heated towel rail, extractor fan.

OUTSIDE

A shared access leads to the driveway for the property which leads to a gravelled parking area for several cars. There are lawns to either side of this and an outside storage room. To the rear of the barn is a concrete courtyard area.

There is extra land available by separate negotiaton.

SERVICES

Mains electricity (Shared supply, with sub meter. While the supply is shared, tenants will benefit from reduced rate due to solar panels.

Monthly charges payable directly to the Landlords).

Private borehole water (no charge).

Private drainage.

O.F.C.H. (under floor heating throughout).

Council Tax band: E (C.C).

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 0.7 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

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

SITUATION

The property is situated in a rural yet accessible location, adjacent to a small farmstead, near the village of South Petherwin, with a well respected primary school and only 2.3 miles from the town of Launceston. The town has a wide range of facilities including 24-hour supermarket, doctors, dentists and veterinary surgeries, two testing 18-hole golf courses, fully equipped leisure centre with 25m pool and numerous sporting and social clubs. The vital A30 trunk road can be accessed at Launceston and links the Cathedral Cities of Exeter and Truro.

What3words

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LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available November. RENT:

£1700.00 pcm exclusive of all other charges. One pet considered.

Where the agreed let permits a pet the rent will be £1725.00 pcm.

DEPOSIT: £1961.00 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.

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.



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	72	77
		EU Directive 2002/91/EC



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