



Lanhethians Porth Kea, Truro, Cornwall TR3 6AL

A rare opportunity to occupy this stunning, detached family home situated in Porth Kea.

Truro 3.5 miles - Falmouth 10.5 miles - Scorrier 7 miles

• 4 bedrooms (1 ensuite) • Beautiful Views • 4 Reception Rooms • Pet Considered • Large Gardens • 12 Month Plus • Gardener Included Within Rent • Council Tax band: F • Deposit: £3276.00 • Tenant Fees Apply

£2,840 Per Calendar Month

01872 266720 | rentals.truro@stags.co.uk

ACCOMMODATION TO INCLUDE:

Side entrance door to HALLWAY with tiled floor, windows and door to rear garden, step up to:

UTILITY ROOM

A range of units and space for washing machine, tumble dryer and large fridge freezer.

DOWNSTAIRS SHOWER ROOM

Walk in shower, WC and basin.

DOWNSTAIRS BEDROOM 4

Double bedroom overlooking the garden.

KITCHEN

A good range of wooden kitchen units, electric Aga on Economy 7 tariff, farmhouse sink, electric single oven and hob and patio doors leading to the conservatory. Also included is a large dresser for extra storage.

CONSERVATORY

This room is the main focal point of the property, boasting picturesque countryside views from every angle. Modern gas stove.

SECOND RECEPTION ROOM

Another generous sized reception room which could be used as a 5th bedroom or a study.

DINING ROOM

Looking out to the garden, this large space is perfect for family dining.

LIVING ROOM

An impressive family room with fireplace surround and log burner.

BEDROOM 2

Rear facing small double bedroom overlooking the garden, wooden flooring, built in wardrobe.

BEDROOM 3

Front facing double bedroom with views over the countryside, wooden flooring, radiator.

MASTER BEDROOM (ENSUITE)

An impressive front facing double bedroom with picturesque views over extensive countryside. The ensuite comprises WC, bath, bidet and basin.

SHOWER ROOM

Walk in shower, WC and basin.

OUTSIDE

This property benefits from a front garden and extensive back gardens with well maintained flower beds. Views over countryside and farmland from the front and rear of the property. There is a large shed located in the garden for additional storage. There is also a garden room with ensuite for the tenants use. An outside tap which leads from the well, can be used to water the plants and is not to be used for drinking water. At the front of the property there are two driveways which comfortably parks 4 cars.

Gardener is included within the rent.

SITUATION

Situated in an Area of Outstanding Natural Beauty, Porth Kea is a peaceful rural hamlet less than a mile from the picturesque Cowlands Creek and inlets of the Truro and Falmouth rivers. Lanhethians is surrounded by rolling countryside and abundant scenic walks with The National Trust Gardens at Trelissick close by and the King Harry Ferry offering a picturesque shortcut to the coastline of the Roseland peninsula.

There are general stores at Playing Place and Carnon Downs with more extensive amenities available in Truro approximately three

miles distant. Also within easy reach is Loe Beach with moorings and boat lay-ups together with direct access to The Carrick Roads and some of the finest day sailing waters in the country.

SERVICES

Gas LPG heating

Mains electricity & water

Private drainage- Septic Tank

Well water - not to be used for drinking

A gardener who will take care of all of the flower beds, trees and shrubs, and to cut the grass is included in the rent.

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 0.7 Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps

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

DIRECTIONS

From our office on Lemon Street continue onto Falmouth Road. Continue over the 2 roundabouts onto Arch Hill and continue to follow A39 for a mile and take a sharp left signposted 'Porth Kea, Coombe and Cowlands', at the junction turn left and then immediately turn right. Continue for about a mile and Lanhethians will be found on the left hand side.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £2840.00pcm including a gardener - exclusive of all utilities and the deposit is £3276.00 refundable at the end of the tenancy less any agreed 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. Usual references required.

Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

HOLDING DEPOSIT AND 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		70
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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