



The Old Vicarage Glebe Crescent, St. Issey, Wadebridge,
Cornwall PL27 7HJ

Furnished Georgian Manor House in St Issey.

Padstow - 3 miles Wadebridge - 4 miles Truro - 24 miles

• Six Bedrooms • Four Reception Rooms • Sought After Village • Private Garden • Pets Considered Terms Apply • Deposit - £3461 • 12 Months Plus • Council Tax - Band G • Tenant Fees Apply

£3,000 Per Calendar Month

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

Situation

This magnificent six bedroom, detached Georgian Manor House is a truly special, grade II listed property, nestled in the picturesque village of St. Issey. With its timeless architecture and exquisite design, this property is truly special. Boasting 6 generously-sized bedrooms, this home offers ample space for family and guests. Each room is beautifully furnished, blending classic charm with modern amenities.

Set on approximately 3/4 acre of beautifully landscaped land, this property offers tranquil outdoor spaces for leisure and recreation. Perfect for entertaining and family gatherings.

Don't miss the opportunity to rent this exceptional Georgian Manor House in St. Issey. Contact us today to schedule a viewing and experience the grandeur for yourself.

St Issey is a small rural hamlet with a church, pub and village shop, just 3 miles from the beautiful fishing village of Padstow. There are several bathing and surfing beaches within 5 miles and the coastal path winds its way over the cliff tops and down among the rocky coves through some of Cornwall's best coastal scenery.

Entrance Hall

Front door leading to open plan library area, dining room, formal lounge, kitchen/diner, stairs to first floor

Dining Room

Dual aspect dining room with high ceilings and 8 seater dining table, rug, wooden floors.

Formal Lounge

Dual aspect with wooden floors, two sofas, footstall, coffee table, rug, side tables and curtains. Gold leaf detail on the ceiling.

Library Area

Open plan onto hallway, window, wooden flooring, rug, sofa, side table, console table and a range of floor to ceiling bookcases.

Kitchen

Windows, side door, slate flooring, range of curved eye and base level units with ceramic sink, integrated BOSCH appliances; cooker, grill and microwave, dishwasher, granite worktops, door to rear hall and open plan onto dining area

Dining Area

Large window, slate flooring, dining table to seat 8-10, rug, cupboard housing freezer, door onto downstairs shower room, open plan onto kitchen

Snug

Window, carpeted floor, two sofas, side tables, coffee table, TV unit with TV, sideboard, door to rear hallway

Primary Bedroom

Dual aspect windows, carpeted flooring, built in wardrobes, king size bed and mattress, door to ensuite shower room

Shower Room - Tiled flooring, wc, wash hand basin, roll top bath and shower cubicle

Bedroom Two

Window, carpeted flooring, two single beds, chest of drawers chair and footstall

Bedroom Three

Window, carpeted floor, king size bed, bedside tables, chest of drawers and ample fitted wardrobe space

Family Bathroom

Window, tiled flooring, wc, wash hand basin, bath with sage wood panelled surround

Bedroom Four

Window, carpeted flooring, bedside tables, freestanding wardrobe, sideboard, doors onto ensuite shower room

Ensuite Shower Room

Tiled flooring with double shower, wash hand basin and wc



Bedroom Five

Dual aspect with carpeted flooring, king size bed, bedside tables, chest of drawers, door onto ensuite shower

Bedroom Six

Window, carpeted flooring, double bed, chair, small chest of drawers, bedside tables, door to ensuite bathroom

Ensuite Bathroom -

Bath with wood panelled oak surround, low level wc, wash hand basin

Garden

Set on approximately 3/4 acre of beautifully landscaped, wrap-around garden. Bay hedges for privacy -please note, hedging is not fenced .

Outside

Gated entrance with parking for at least 6 cars. Wrap-around garden,

Shed will remain unlocked for storing Landlords items.

Services

Mains electric, water and drainage.

Council tax band G

EPC Band: D

Ofcom predicted broadband services - Ultrafast 1800 Mbps - 220Mbps

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

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.

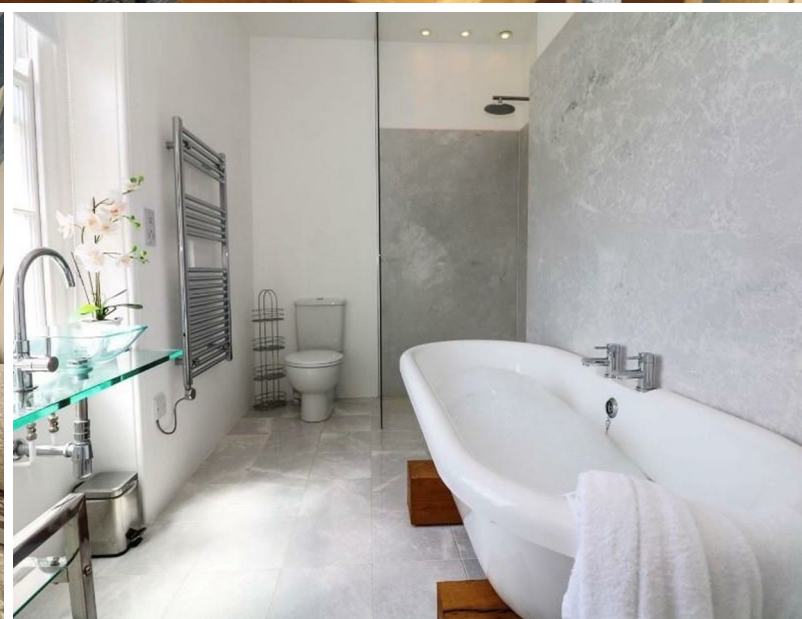
Lettings

The property is available to let on a assured shorthold tenancy for 12 months plus, furnished and is available April. RENT: £3000pcm exclusive of all other charges. Pet considered. DEPOSIT: £3461.00 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.

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
44-54 E		
35-43 F		
2-34 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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