



Flat 13 Heligan House , Pentewan, St. Austell, PL26 6EN

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Elegant second floor apartment within the Grade II listed Heligan House standing in its own private grounds.

• Two Bedrooms • Lounge/Diner • Kitchen • Furnished • White Goods Included • Parking • 12 Months Plus • Deposit £1730 • Council Tax - Band D • Tenant Fees Apply

£1,350 Per Calendar Month

01872 266720 | [rentals.truro@stags.co.uk](mailto:rentals.truro@stags.co.uk)



## Situation

This elegant apartment is located within the converted historic Heligan House, a Georgian property dating back to the 1600's and lovingly restored in the 18th century. The house is situated within its own private grounds of approximately eight acres offering a high degree of privacy within a tranquil and peaceful setting.

The residents of the properties within Heligan Estate have access to the world famous Lost Gardens of Heligan, the farm shop, fishmonger and restaurant. Heligan House is situated close to the coastal settlements of Gorran Haven, Pentewan and Mevagissey and ideally positioned to access other notable local attractions including the world renowned Eden Project.

St. Austell is the closest town providing an array of shopping, schooling and social facilities. The Cathedral City of Truro lies around 15 miles distant offering first class shopping, business and commercial facilities together with both private and state schooling. St. Austell and Truro have mainline rail connections to London Paddington whilst on the north coast Newquay Airport offers a number of scheduled flights to both domestic and international destinations.

## Communal Entrance Hall

A beautiful entrance hall awaits you, with stairs or a lift to the second floor where this lovely apartment is located. To the left of the entrance hall is the day room which can be hired for a nominal fee to be used as a guest suite.

## Entrance Hall

Doors to bedroom one, bedroom two, lounge/diner and storage cupboards

## Lounge/Diner

Carpeted flooring, two sash windows with breath-taking views, feature fireplace, two velvet green sofas, side table, lamp, eight seat dining table, doors to hallway and WC, open plan onto kitchen

## Kitchen

Tiled flooring, range of eye and base level units with two integrated ovens, integrated dishwasher, two integrated fridges, six ring induction hob, tiled walls, sink, wooden worktops, underfloor heating, open plan onto lounge/diner, optional kitchenware, open plan onto utility room

## Utility Room

Tiled flooring, cupboard housing full length freezer, cupboards housing washing machine and tumble drier, pantry cupboard, open plan onto kitchen

## Shower Room

Tiled flooring, tiles walls, underfloor heating, double shower cubicle with rainfall style shower head and standard shower head, low level wc, wash hand basin, door to lounge/diner

## Bedroom One

Large double bedroom with sash window offering beautiful views, king size bed with mattress, bedside tables, lamps, dressing table,





bench, wall mounted heater, mirror, feature light, carpeted flooring, door to hallway,

### Bedroom Two

Sash window offering beautiful views, carpeted flooring, solid wood bunk beds, sofa, wardrobe, bookcase, wall mounted heater, door to hallway

### Outside

Residents of Heligan House have exclusive use of the eight acres of grounds and the Lost Gardens of Heligan and communal parking.

### Services

Mains water and electricity. Private drainage. Modern electric wall heaters and underfloor heating

### Directions

Drive towards Gorran Haven and upon reaching the Lost Gardens of Heligan, take the left-hand driveway. Continue along the driveway passing through the granite gateposts signposted Heligan House. Parking spaces are evident outside the entrance to the house.

### Letting

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1350.00pcm exclusive of all utilities and the deposit is £1557.00 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.

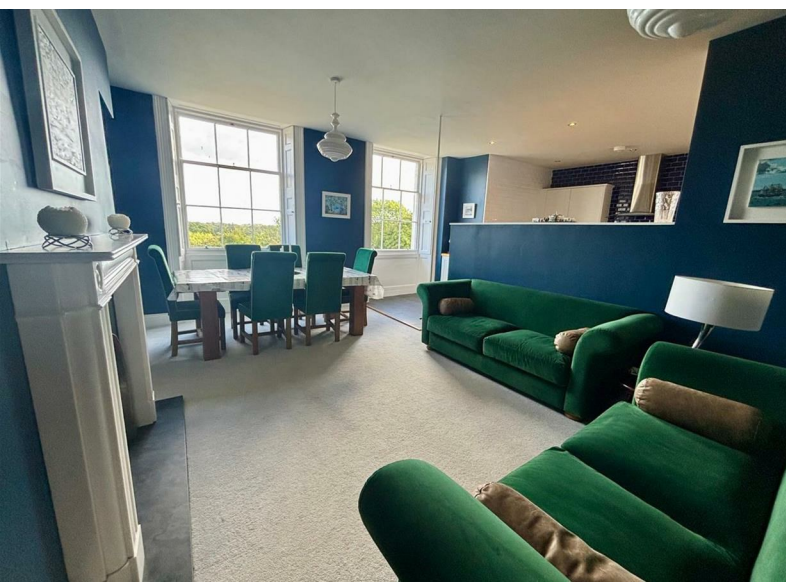
Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

### 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
43-54 <b>E</b>		
31-42 <b>F</b>		
21-30 <b>G</b>		
1-20		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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