



Winnie's Cottage Stenchoose, Wheal Rose, Scorrier,
Redruth, TR16 5DA

Nicely presented 2 bedroom barn conversion in
peaceful setting available on a winter let tenancy.

Truro 9.5 miles - Perranporth 8 miles - Redruth 2.5 miles

• Barn Conversion • Winter Let • Beautiful Valley Views • Parking for One
Car • Available 1st November 2025 • Until End of March 2026 • Oil Fired Central
Heating • Water Charges Included • EPC Band: C • Tenant Fees Apply

£900 Per Calendar Month

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

ENTRANCE

A large sheltered decked porch.

KITCHEN/ DINNING ROOM

Modern kitchen. Integrated fridge freezer, Bosch oven and microwave. Dishwasher and washing machine. Gas cooker with overhead extractor fan.

LIVING ROOM

With wood burning/multi-fuel heater. Wall mounted 55" TV. 3 Seater sofa and coffee table.

BEDROOM 1

Double Room. Wall mounted lights, double bed and two side tables. Window shutters.

ENSUITE TO BEDROOM 1

Shower, WC and sink

BEDROOM 2

Twin room with double wardrobe and built in draws. Window shutters.

SHOWER ROOM

Shower, WC and sink with shaker style storage units.

PLAYROOM

Small play area with built in desk and built in cupboards

OUTSIDE

Parking for one vehicle.

Beautiful enclosed garden with large decked sitting area.

SERVICES

The property benefits from mains electric and water. Oil fired central heating. Council Tax Band: TBC

Landlord requests a contribution towards electricity (Fair usage policy) and the Tenant is to replace used oil at the end of the Let.

Ofcom predicted broadband services -
Standard: Download 6 Mbps, Upload 0.7Mbps.
Super fast: Download 48 Mbps, Upload 8 Mbps
Ofcom predicted mobile coverage for voice and

data: Internal - EE limited, Three limited, O2 & Vodafone likely- Limited. External - EE, Three, O2 & Vodafone- Likely.

DIRECTIONS

On the road from Scorrier to Mawla Lane End and Porthtowan the property can be found half way between the two villages on the left hand side at Wheal Rose.

LETTING

This property is available to rent on a WINTER LET AGREEMENT only, fully furnished and is available until end of March 2025. RENT: £900.00 pcm inclusive of water charges. DEPOSIT: £1038.00 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. Usual references required.

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		93
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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