



1 Bosprowal Farm Barns Penhale Road, Carnhell Green,
Camborne, TR14 0LU

An immaculately presented 3 bedroom end terrace
barn conversion located on a smallholding.

Truro - 16 Miles - Camborne - 2 Miles - Redruth - 6 Miles

• BARN CONVERSION • UNDERFLOOR HEATING • OPEN PLAN LIVING
AREA • REAR GARDEN • PARKING • 12 MONTHS PLUS • PETS
CONSIDERED • EPC - B • COUNCIL TAX BAND - C • TENANT FEES APPLY

£1,250 Per Calendar Month

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

SITUATION

A lovely barn conversion on the end in a row of 3 within a small holding on the outskirts of Carnhell Green. The village itself has a pub and post office and is less than 3 miles from the main town of Camborne. There is a main line railway station and access to the A30 at Camborne, which also has the usual range of amenities of a mid sized town; supermarkets, primary and secondary schools and a range of local shops.

ENTRANCE HALL

Doors leading to the three bedrooms, the shower room and utility and stairs to the upper floor.

OPEN PLAN LIVING AREA

First floor open plan room with lots of light, picture window and lovely views. The living area boasts a wood-burning stove. The kitchen area has cream fitted wall and base units. Please note that there is an integral fridge and dishwasher. Wooden floors through and a vaulted ceiling. Radiators. Door to external staircase giving access to rear garden.

UTILITY ROOM

Range of base units, space for fridge/freezer and washing machine with door giving access to rear garden.

FAMILY SHOWER ROOM

Well presented with wc, sink and electric shower.

MASTER BEDROOM

Double room, with window and door to en-suite.

ENSUITE

Bath, wc, sink and separate electric shower cubicle.

BEDROOM TWO

Double bedroom. Window.

BEDROOM THREE

Single room. Window.

OUTSIDE

Enclosed rear garden laid mainly to lawn and external stairs to first floor. Parking for two vehicles directly behind the barns with additional further parking available in the car park. Communal courtyard to the front.

SERVICES

Air Source Heat Pump providing electric underfloor heating on the ground floor and radiators on the first floor
Water on a meter
Private drainage
Council Tax Band C

DIRECTIONS

From our office take the A39 to Chiverton Cross Roundabout and head west on the A30 to Camborne.

Take the Camborne West exit off the dual carriageway, bear left off the slip road and left at the main roundabout by the Premier Inn. Follow the road straight across the mini roundabout through Treswithian, turn right at the mini roundabout by the town clock and proceed to the T junction opposite the police station. Turn right and a little way along take the right hand turning signposted to Carnhell Green. Just before entering the village there is a road sign indicating the road is about to narrow, a few yards beyond there is a drive on the left marked Bosprowal Farm. Follow the track down and keep left into the car park.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1250pcm and the deposit is £1442 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.

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.

1 Bosprowal Farm Barns Penhale Road, Carnhell Green, Camborne, TR14 0LU



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	EU Directive 2002/91/EC	



61 Lemon Street, Truro, TR1 2PE
01872 266720
rentals.truro@stags.co.uk
stags.co.uk



@StagsProperty