



**STAGS**

## Trenarren House , Trenarren, St. Austell, Cornwall PL26 6BH

---

Trenarren House is a beautiful Grade II listed Manor House which was rebuilt in the 1800's due to a fire. Situated minutes from the beach and surrounded by picturesque gardens and woodland to provide privacy. A great opportunity to rent this idyllic home. Tenant fees apply

• GRADE II LISTED • MANOR HOUSE • 8 DOUBLE BEDROOMS • 1 ENSUITE • PICTURESQUE LOCATION • 5 MIN WALK TO THE BEACH • LARGE GARDENS • EXTENDED WOODLAND • MINIMUM 3 YEARS • TENANT FEES APPLY

**£3,200 Per Calendar Month**

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



## STUDY

A good size study with far reaching sea views. Ornamental fire place and built in library book shelves.

## LIVING ROOM

Spacious living area with far reaching sea views and a log burner. Access to the front garden and patio.

## DRAWING ROOM

An impressive living space comprising original features and high ceilings. Beautiful far reaching sea views.

## GROUND FLOOR WC

WC and basin.

## GROUND FLOOR BOOT ROOM

Great space for coats and shoe storage with access to the back garden and courtyard.

## UTILITY

Utility room with Belfast sink and space for four appliances.

## KITCHEN DINER

A bright and spacious kitchen diner with a good range of wooden kitchen units, an oil heated Aga, built in double oven and dishwasher.

## WORKSHOP

Great space to use a studio/workshop to enjoy your hobbies.

## BEDROOM 1

Generous size double bedroom with sea views. There is an adjoining door that leads to bedroom 2.

## BEDROOM 2

An impressive large double bedroom with two built in wardrobes and far reaching sea views.

## MASTER ENSUITE

An exceptionally large and well presented double bedroom with breathtaking views of the gardens and far reaching sea views. Ensuite bathroom comprising WC, bidet, shower, bath and sink vanity unit.

## UPSTAIRS SHOWER ROOM

WC, basin, airing cupboard and built in storage cupboard.

## BEDROOM 4

Double bedroom with an adjoining door to bedroom 5.

## BEDROOM 5

A double bedroom with a built in wardrobe.

## FAMILY BATHROOM

This large scale bathroom comprises a freestanding bathtub, shower enclosure, WC, bidet and basin.

## BEDROOM 6

A double bedroom situated in the old quarters

## BEDROOM 7

A Double bedroom situated in the old quarters.

## BEDROOM 8

A double bedroom situated in the old quarters.

## OUTSIDE

Approached via a gated entrance and gravelled driveway takes you to the exceptional gardens with far reaching sea views. There is a private extended woodland area surrounding the

property. There is also an old tennis court which is a perfect peaceful space to relax and enjoy the view. There is a garage which can be used as storage or space for one car. At the rear of the property you will find a courtyard and wood shed with an outside wc.

## SERVICES

OFCH

Mains electric

Mains water and drainage

Council Tax Band H

EPC TBC

## SITUATION

Trenarren is a hamlet northeast of Pentewan. It is well known for its splendid coastal footpath via the Black Head, with two tiny beaches and the former home of A.L. Rowse, famous Cornish historian and poet. There is a granite memorial to him along the coastal footpath. The Eden Project is just to the east of St Austell, the Lost Gardens of Heligan a short drive and the picturesque Roseland Peninsula is within half an hour's drive.

## DIRECTIONS

From our office head towards Morlaix Avenue and at the first roundabout take the first exit. At Trafalgar roundabout take the second exit onto Tregolls Road. Keep going straight at the next couple of traffic lights. Continue on this road for about 6 miles and at the next roundabout take the second exit signposted St Austell, continue on this road for just short of 8 miles and when you reach the double roundabout take the second exit at the first roundabout and take the first exit at the second roundabout. Continue for about a mile, when you reach traffic lights turn right onto Portphean Road. Continue for about a mile and then turn left onto Towan Lane. Continue and you will see a signpost to Trenarren (Black Head), turn left here and continue for about a mile. You will then see a car park on the left hand side and Trenarren House will be opposite on the right hand side.

## LETTING

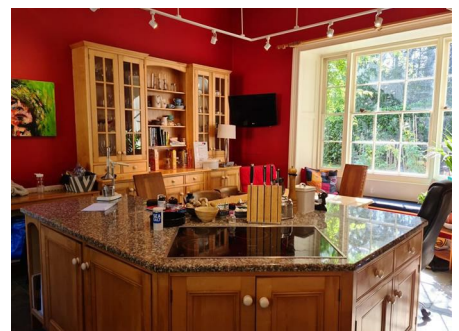
This property is available to rent on an Assured Shorthold Tenancy. Rent is £3200pcm and the deposit is £3692 refundable at the end of the tenancy less any agreed deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy 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.



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



@StagsProperty



@StagsLettings



Energy Efficiency Rating		
Energy efficiency - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (27-38)		
G (1-26)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		