



Hardings Belah Meadows, Otterham, Camelford, PL32 9WH

Detached property with far reaching views & low maintenance garden. Available on a long term let.

Boscastle 11 miles - Camelford 5 miles - Bude 12.5 miles

• 3 Bedrooms • Countryside Views • Low Maintenance Garden • Off Road Parking • Available June • Pet considered • Long term let • Deposit: £1269.00 • Council Tax band: C • Tenant Fees Apply

£1,100 Per Calendar Month

01566 771800 | rentals.launceston@stags.co.uk

ACCOMMODATION TO INCLUDE:

HALLWAY

Smoke alarm, stairs rising to the first floor.

LIVING ROOM 13'2" x 18'8" max

Window to the front, double doors to the rear garden, under stair cupboard housing air source heat pump???

KITCHEN 9'6" x 12'5"

Range of grey wall and base units with work surfaces above, stainless steel sink unit and tiled splash backs. Space for fridge freezer, dishwasher and electric cooker with extractor hood over. Windows to the side and front, vinyl flooring, door to:

UTILITY ROOM

Grey wall and base units with work surfaces, stainless steel sink unit and tiled splash back. Appliance space for washing machine and tumble dryer, window to the rear and door to the side, vinyl flooring, door to:

CLOAKROOM

White WC and wash hand basin, obscured window to the rear.

FIRST FLOOR LANDING

Radiator, smoke alarm, window to the rear with lovely far reaching countryside views.

BEDROOM 1 12'0" x 10'11"

Double room, radiator, window to the front, built in wardrobes.

BEDROOM 3 7'4" x 9'5"

Small double/single room, radiator, window to the rear with far reaching views of the surrounding countryside.

BATHROOM

White suite comprising WC, wash hand basin and bath with mixer shower and screen. Dual aspect obscured windows, vinyl flooring, ladder style heated towel rail.

BEDROOM 2 9'6" x 9'8"

Double room, radiator, window to the front, built in wardrobes.

OUTSIDE

To the rear of the property is a fully enclosed, gravelled garden with a patio area. Access is available to both sides of the property. There is also parking for two vehicles located opposite the house.

SERVICES

Mains electricity & water.

Private drainage.

Air source heat pump.

Council Tax band: C

Ofcom predicted broadband services - Standard: Download 21 Mbps, Upload 1 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

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

SITUATION

The property is located in the rural yet accessible hamlet of Otterham Station with popular pub, The Wilsey Down and garage nearby. The ancient town of Camelford is approximately 7 miles away, with a range of local amenities, educational facilities, sports and leisure centre and an 18 hole golf course at Bowood Park. The North Cornish beauty spots

of Tintagel, Boscastle and Trebarwith Strand are all within 8 miles from the property. The former market town of Launceston is 13 miles away, with access to the A30 trunk road, linking the Cathedral cities of Exeter and Truro.

DIRECTIONS

From Stags office turn right onto Western Road, at the roundabout take the 1st exit signposted Bodmin, proceed on this road and at Kennards House branch left signposted North Cornwall, at the roundabout take the A395 signposted North Cornwall, proceed on this road and upon entering Hallworthy take 2nd right hand turning (B3262). Follow this road along for approximately 1.5 miles and at the T junction to join the A39, turn right. Follow the road for a short distance and the turning for Belah Meadow will be the second on the right. The property can be found a short distance along on the left hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1100.00 pcm exclusive of all charges. DEPOSIT: £1269.00 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.

Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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.

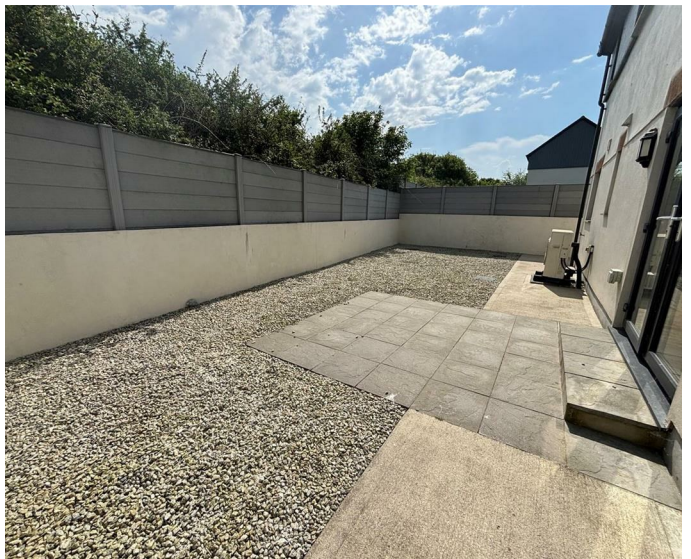
RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).



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		95
(81-91) B	84	
(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	



Kensley House, 18 Western Road, Launceston,
PL15 7AS
01566 771800
rentals.launceston@stags.co.uk
staas.co.uk



@StagsProperty