



## 1 Nancemere Court, Bodmin Road, Truro, TR1 1UD

£2,800 Per Month

A very rare opportunity to long term let this stunning 4-bedroom detached barn on the outskirts of Truro City Centre, this truly is one to not be missed.

The property having been recently refurbished to a very high standard offers; Four large double bedrooms, the master with ensuite and second biggest having direct patio door access to the courtyard. A large and encompassing farmhouse kitchen with integrated appliances, granite worktops and large family dining space. The lounge is a large dual aspect room with a cosy log burner as well as an entertainment system including wall mounted smart TV and Sonos surround sound. A beautiful 4-piece family bathroom with freestanding bath and waterfall shower. A beneficial additional mezzanine level which would be perfect for a home office or snug space.

Externally the property benefits from a large, decked area with glass banister surround, as well as full use of the large wrap around paddock like garden, perfect for summer evenings.

The property has the added benefit of allocated parking for 2 cars, use of garage space, and use of the courtyard which is shared with the property opposite.

The property is offered for a long term let on a part-furnished basis from the middle of February onwards. A list of included furniture which will slightly differ to the advertisement photos can be provided upon requested.

Included within the monthly rental amount is water, internet and a gardener. EPC E. Council Tax Band F.

### Key Features

- A rare opportunity to rent this beautiful detached barn
- Stunning farmhouse style kitchen with built in appliances
- Exclusive use of the wrap around field garden
- Additional mezzanine room perfect for a home office or snug
- Offered on a long term part-furnished let
- 4 double bedrooms, master with ensuite
- Large dual aspect lounge with woodburner
- Allocated parking
- Water, internet and a gardener included within the monthly rental amount
- Available from November 2024

















# Floor Plan

