STAGS

Otter Barn Coombekeale Farm, North Petherwin, Launceston, Cornwall PL15 8LJ

Well appointed, detached barn, set in a peaceful rural development. Available to rent on a long term tenancy.

Launceston 5 miles - Bude 17.5 miles - Plymouth 31 miles

• Open Plan Living • 3 Bedrooms • 2 Bathrooms • Gardens & Parking • Available Now • Pet Considered • Long term let • Deposit: £1384.00 • Council Tax band: D • Tenant Fees Apply

£1,200 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Entrance door leading into:

ENTRANCE HALL

Full height windows with superb countryside views, door into hall and:

UTILITY ROOM

Recently fitted base units with work surfaces above and space for washing machine & tumble dryer below. Window to the rear with countryside views, tiled flooring, exposed stone wall, 1.5 bowl stainless steel sink unit, extractor fan.

HALLWAY

Full height windows to the side with countryside views, radiator, smoke alarm, built in cupboard housing hot water cylinder.

KITCHEN

Recently fitted wall and base units with work surfaces above, integrated fridge freezer, electric cooker, ceramic hob with extractor hood above. Tiled flooring, 1.5 bowl stainless steel sink unit. Step down to:

LIVING ROOM 15'4" x 13'4"

Radiator, door to side garden, wood burner set on slate hearth, wall lights, Velux, smoke alarm. Step down to:

MASTER BEDROOM 12'9" x 15'4"

Double room, radiator, wall lights, window to rear and side with beautiful countryside views. Door to DRESSING ROOM with Velux.

ENSUITE SHOWER ROOM

Recently fitted suite comprising WC, wash hand basin and corner cubicle with rain shower and tiled surround. Obscured window to the side, ladder style heated towel rail, tiled flooring.

FAMILY BATHROOM

Recently fitted white suite comprising WC, wash hand basin and bath with rain shower over. Tiled flooring, part tiled walls, extractor fan, obscured window to the rear, ladder style heated towel rail, wall mounted mirrored cabinet.

BEDROOM 2 11'3" x 11'2"

Double room, radiator, window to the side, wall lights.

BEDROOM 3 14'10" x 10'1"

Double room, radiator, wall lights, doors to garden.

OUTSIDE

To the front of the property is parking for 3 cars and lawned garden areas, which continue around to the side and rear of the property. There is a small store to the side for logs and bins.

This property forms part of The Penheale Estate. For more information about their history, values, current and future projects, please visit: https://www.penheale.co.uk

SERVICES

Private water and sewerage (£35.00 payable to L:L each month)
Mains electricity.
Quarterly electricity bill payable to L:L for running of Klargester (price will vary dependant on usage).
Council Tax band: D (C.C).
Fibre broadband to the property.

Ofcom predicted broadband services - Standard: Download 14 Mbps, Upload 1 Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps
Ofcom predicted mobile coverage for voice and data: Internal - O2 & Vodafone- None. EE & Three- Limited. External - EE, Three, O2 & Vodafone- Likely.

DIRECTIONS

From Launceston town centre, follow the signposts towards Bude and proceed down St Thomas Road. At Newport roundabout by the White Horse Public House, take the second exit signposted St Stephens Hill and continue up this road. Opposite St Stephens Church, take the left hand turn signposted Egloskerry and Langore. Proceed along the road passing Launceston Golf Club on your right and after approximately 1.5 miles take the right hand fork signposted Langore. Continue past the village green and down the hill through the village for approximately 1 mile and you will come to a cross roads. At the crossroads continue straight over and follow the road for another 0.5 mile, going round a sharp right hand bend and the barns can be found up ahead just past the farmhouse.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available now. RENT: £1200.00pcm exclusive of all charges. DEPOSIT: £1384.00 returnable at end of tenancy subject to any deductions (the deposit held for this property will be held in a Government approved scheme and administered by Dixon Smith 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

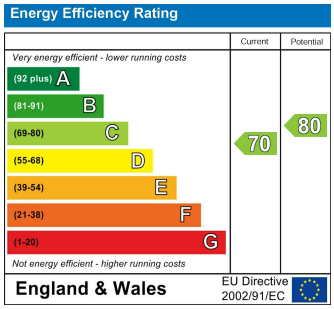
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

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.

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.



arla | propertymark PROTECTED

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