



Honeysuckle Cottage, Lanhydrock, Bodmin,
Cornwall PL30 5AE

3 bedroom barn conversion, set in a peaceful semi-rural development. Available to rent on a long term let.

Bodmin 3 miles - Lostwithiel 4 miles - Fowey 9.5 miles

- Open Plan Living Accommodation
- 3 Bedrooms
- Lawned Garden & Patio
- Allocated Parking
- Available March
- No Pets
- Long term let
- Deposit: £1326.00
- Council Tax band: B
- Tenant Fees Apply

£1,150 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Front entrance door leading into:

OPEN PLAN KITCHEN/ LIVING ROOM

Kitchen: Fitted wall and base units with work surfaces above, stainless steel sink unit, space for fridge freezer, smoke alarm, window to the rear, Karndean flooring. Integrated dishwasher, wine fridge, electric cooker, gas hob and extractor hood. Stairs to centre of room (between kitchen and living room) with storage cupboard under, further storage cupboard.

Living room: Karndean flooring, radiator, built in cupboard housing gas fired boiler, smoke alarm, door to rear garden.

DOWNSTAIRS SHOWER ROOM

White suite comprising WC, wash hand basin set in vanity unit and cubicle with rain and mixer shower. Part tiled walls, extractor fan, Karndean flooring.

FIRST FLOOR LANDING

Radiator.

BEDROOM 1 14'10" x 11'5"

Double room, window to the front, radiator.

BEDROOM 2 6'2" x 12'3"

Small double room, window to the front, radiator.

BEDROOM 3 9'5" x 9'6"

Double room, radiator, window to the rear.

BATHROOM

Fitted suite comprising WC, wash hand basin and 'P' shaped bath with rain and mixer shower above. Part tiled walls, Karndean flooring, obscured window to the rear, ladder style heated towel rail.

OUTSIDE

The property is accessed via a shared access lane leading into a large courtyard. There is a communal car park for each of the barns use with two allocated parking spaces.

To the rear of the barn is a garden mainly laid to lawn with a patio area.

SERVICES

Private drainage and water. (Annual charge payable to L:L).

Mains gas and electricity (sub metered, monthly charge payable to L:L).

Fibre broadband to the property (£42.00 plus VAT per month payable with rental).

Council Tax band: B (C.C.).

Ofcom predicted mobile coverage for voice and data: Internal - Vodafone- Limited. EE, Three & O2- None. External - EE, O2- Variable. Three- Poor & Vodafone- Good.

SITUATION

The property lies in a semi rural location yet is only approximately 3 miles from the former market town of Bodmin with its supermarkets, doctors, dentists and veterinary surgery. There is easy access to both the A38 and the A30. The A30 providing access to the cathedral cities of Truro and Exeter and the Bodmin Parkway mainline railway station is less than two miles distance with a regular service to London Paddington (via Plymouth) some 30 miles distant. Lanhdrock Golf Club, Cricket Club and the Duchy of Cornwall Cafe are a short distance from the property.

DIRECTIONS

From Stags office turn right onto Western Road, at the roundabout take the 1st exit A30 signposted Bodmin. Proceed along the dual carriageway until reaching the exit marked for Bodmin. Continue along this road until you come to the car garage on the left, turn left here signposted for Lanhdrock and follow the road for approximately 1 mile. At the T junction turn left for Lostwithiel and then take the 1st left at the roundabout. Proceed to the next roundabout and take the 3rd exit signposted Lanhdrock. Continue along this road passing the turning for Lanhdrock House and at the mini roundabout, turn left. Continue along the road for a short while and on seeing the pottery on the left hand side, take the left turning immediately after that. Follow the lane all the way down and the properties will be found on the courtyard.

LETTING

The property is available to let on a assured shorthold tenancy for a long term let, unfurnished and is available March. RENT: £1150.00 pcm exclusive of all other charges. DEPOSIT: £1326.00 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.

HOLDING DEPOSIT & 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.

AGENTS NOTE

Shooting rights held by local land owner.



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		88
(81-91) B		76
(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



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