



Elm, 8 Tremadart Farm Barns, Duloe, Liskeard, Cornwall, PL14 4TJ

£1,050 PCM

- Two-Bedroom Barn Conversion
- Modern bathroom
- Rural setting
- Set Within A Small Barn Development
- Open-Plan Living
- Allocated parking
- Convenient access to Liskeard and the A38
- Character Features Throughout

8 Tremadart Farm Barns, Liskeard PL14 4TJ

Barn Conversion | Allocated Parking | Rural Setting | Two Bedrooms | Open-Plan Living | Modern Kitchen | Contemporary Bathroom | Character Features | Countryside Location | Easy Access To Liskeard |



Council Tax Band: C



This attractive two-bedroom barn conversion offers well-presented accommodation in a peaceful rural setting within the village of Duloe. Combining character features with modern living, the property provides a comfortable and practical home in a countryside location.

Inside, the accommodation centres around a light and spacious open-plan living area, incorporating the kitchen, dining, and lounge space, ideal for both everyday living and entertaining. There are two well-proportioned bedrooms, served by a modern bathroom, and the property is finished to a good standard throughout.

Further benefits include allocated parking and a quiet setting within a small barn development, with surrounding countryside close by.

This is an excellent opportunity to rent a characterful home offering the charm of rural living while remaining within easy reach of Liskeard, local amenities, and the A38.

MATERIAL INFORMATION

Verified Material Information

Monthly rent: £1050

Security Deposit: £1.210

Holding Deposit: £242

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing

Broadband: ADSL copper wire

Mobile coverage: O2 - Poor, Vodafone - Poor, Three - OK, EE - OK

Parking: Communal and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

APPLIANCES INCLUDED

Oven, Hob, Fridge, and Dishwasher

RESTRICTIONS

Pets are considered on a case by case basis, smoking/vaping is not permitted.

VIEWINGS

Viewing the property 'in person' is essential to proceed with an application, this can be done by appointment only with Luscombe Maye.

TENANCY

Assured Shorthold Tenancy with rent payable monthly in advance.

REFERENCING CRITERIA

To meet the referencing criteria for a tenancy, the applicant/s would have to evidence a total annual income of at least 2.5x the annual rent.

By way of an example if the monthly rent is £1050, the applicant/s must be able to prove an annual household income of at least £31500.

RENTERS RIGHTS ACT

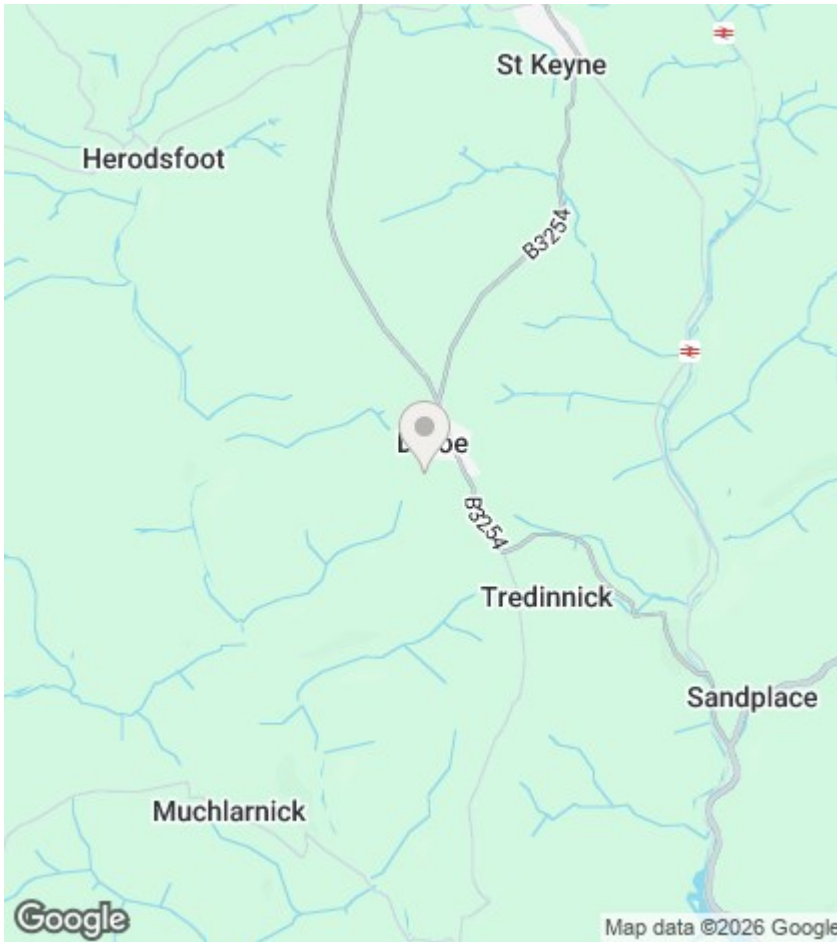
The Government has now confirmed the implementation date for 'phase one' of the Renters Rights Act.

The first phase of reforms will come into effect on 1st May 2026. From this date, all existing assured shorthold tenancies will automatically transition to the new tenancy system, and all new private tenancies will be created under the updated rules.

Phase one focuses specifically on tenancy reform, including:

- The move to assured periodic tenancies
- Limits on rent in advance
- A ban on rental bidding
- Clearer regulations for rent increases via Section 13 notices
- Strengthened anti-discrimination protections
- New rights relating to pets in rented homes

For further information or advice, please contact Luscombe Maye.



Directions

Viewings

Viewings by arrangement only. Call 01752 393330 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	