

STAGS

Hole Cottage Tredallett, Duloe, Liskeard, Cornwall PL14 4PR

Unique, detached cottage, set in a peaceful rural location. Available to rent on a long term tenancy.

Looe 2 miles - Liskeard 8 miles - Launceston 28 miles

• Living Room with Wood Burner • Kitchen/ Diner • 2 Double Bedrooms • Large Gardens • Detached Garage/Workshop • Available End of November • Long term tenancy • Deposit: £1384.00 • Council Tax band: A • Tenant Fees Apply

£1,200 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Front entrance door from patio area, leading into:

LIVING ROOM

Windows to the front of the property, door to the rear driveway, slate tiled flooring, wall lights, wood burner set in brick fireplace with slate hearth and wood mantle. Doors off to cloakroom & kitchen, wooden stairs rising to the first floor with storage cupboard under, CO alarm, smoke alarm.

CLOAKROOM

White WC and wash hand basin set in vanity unit with cupboards below, slate tiled flooring, window to the rear, smoke alarm, extractor fan, cupboard housing hot water cylinder.

KITCHEN BREAKFAST ROOM

Range of fitted cream wall and base units with fitted work surfaces. Integrated fridge, freezer, dishwasher, washer/dryer, oven, microwave and ceramic hob with stainless steel extractor hood above. Slate tiled flooring, windows to the front and side enjoying the surrounding views, smoke alarm, stainless steel sink unit.

FIRST FLOOR LANDING

Window to the front with countryside views, radiator, smoke alarm, small built in cupboard.

BEDROOM 1

Double room, radiator, window to the front with views of the surrounding countryside, Velux window, wall mounted bedside lights, door to:

ENSUITE BATHROOM

White suite comprising WC, wash hand basin and bath with hand held shower attachment. Ladder style heated towel rail, tiled floor, part tiled walls, Velux window, extractor fan, de-misting mirror with light over.

BEDROOM 2

Double room, 2 built in eaves storage cupboards, radiator, window to the front, Velux window, wall mounted bedside lights, door to:

ENSUITE SHOWER ROOM

White suite comprising WC, wash hand basin and cubicle with mixer shower. Ladder style heated towel rail, tiled floor, part tiled walls, Velux window and de-misting mirror with light above.

OUTSIDE

To the front of the property is a patio area and to the rear is a large gravelled area providing parking for several cars. There is a detached wooden garage/workshop with light and power. Large lawned areas surround the property and beautiful views can be enjoyed from all outside areas.

Gardening services could be available by separate negotiation.

SERVICES

Mains electricity.
Private water & drainage (septic tank).
O.F.C.H.
Solar panels to assist immersion tank.
Council Tax band: A (C.C).
Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1 Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - EE, O2, Vodafone- Limited & Three- Likely. External - EE, Three, O2 & Vodafone- Likely.

SITUATION

This delightful property enjoys a tranquil, rural position with picturesque views of the surrounding countryside. The famous fishing port and family resort of Looe is only approximately 2 miles to the south, with other coastal beauty spots such Seaton, Talland Bay and Polperro close at hand. The rural village of Duloe is approximately 3 miles. The market town of Liskeard, is some 9 miles away with a range of amenities including mainline railway station with regular services culminating at Paddington, London via Plymouth and Exeter. The city of Plymouth on the Devon side of the River Tamar is 20 miles.

DIRECTIONS

From Liskeard take the A38 dual carriageway east towards Plymouth. In approximately one mile, cross the carriageway, taking the B3252 road posted Looe. Follow this road until it joins the A387 Plymouth / Looe road. In 1.8 miles pass through Sandplace following the Looe road. In a further 0.7 miles turn right, going over the railway track and the East Looe River. Pass the cottage on the other side and continue up the on the right hand side. Continue for approximately 0.25 miles passing a holiday complex on the right and then a turning on the left. The entrance to the driveway can be found on the right hand side just past the left hand turning. Follow the driveway down and around to the right where the cottage can be found.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available end of November. RENT: £1200.00 pcm exclusive of all charges. DEPOSIT: £1384.00 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.

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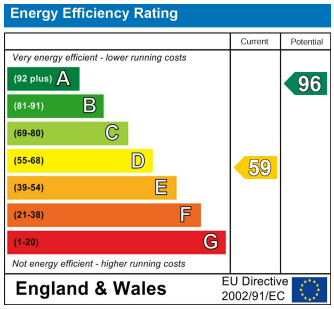








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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