



Coombegate Barn Pipers Pool, Launceston, Cornwall
PL15 8QG

Spacious barn conversion with lovely views, located next to a working farm. Available to rent on a long term tenancy.

Launceston 6 miles - Tintagel 13 miles - Bude 19 miles

- 4 Bedrooms (3 ensuite) • Large Kitchen/ Dining Room • Large Garden • Ample Parking • Available May • Pets Considered • Long term tenancy • Deposit: £2019.00 • Council Tax band: E • Tenant Fees Apply

£1,750 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Front door into:

OFFICE **10'9" x 15'8" max**

Tiled flooring, radiator, windows to side and front, built in cupboard housing oil fired boiler.

KITCHEN/ DINING ROOM **22'11" x 15'10"**

Windows to front and rear, tiled flooring, wooden ceiling beams, Velux window. range of fitted cream wall and base units with wooden work surfaces and Butler style sink. Range style cooker with extractor hood over, radiators, space for fridge freezer, integrated dishwasher, wood burner set on slate hearth.

UTILITY ROOM

Fitted wall and base units with stainless steel sink unit and appliance space for washing machine and tumble dryer. Tiled flooring, radiator, door to outside, windows to front and rear.

CLOAKROOM

White WC and wash hand basin, radiator, obscured window, tiled flooring.

INNER HALLWAY

Tiled flooring, built in cupboards housing hot water cylinder, stairs to first floor, door to outside.

BATHROOM

White suite comprising WC, wash hand basin, bath and cubicle with electric shower and tiled surround. extractor fan, radiator.

LIVING ROOM **16'5" x 15'8"**

Windows to side and rear, double doors to paved patio with surrounding countryside views, radiator.

BEDROOM 2 **12'10" x 12'0"**

Double room, windows to the side, radiator.

BEDROOM 1 **12'7" x 11'9"**

Double room, window to the side, radiator, built in wooden wardrobes and shelving,, wooden ceiling beams, door to:

ENSUITE

White WC, wash hand basin and cubicle with tiled surround and electric shower. Radiator, vinyl flooring, obscured window.

FIRST FLOOR LANDING

Door to outside with far reaching views, wooden ceiling beams.

BEDROOM 3 **16'2" x 10'7"**

Double room, windows to the sides with countryside views, built in wardrobes, wooden ceiling beams, radiator, door to:

ENSUITE SHOWER ROOM

White WC, wash hand basin and cubicle with tiled surround and electric shower. Radiator, vinyl flooring.

BEDROOM 4 **16'0" x 15'9"**

Double room, 2 radiators, triple aspect, exposed stone wall, wooden ceiling beams and 'A' frame.

ENSUITE SHOWER ROOM

Recently fitted white WC, wash hand basin and cubicle with electric shower. Vinyl flooring, radiator, window to the front, extractor fan.

OUTSIDE

The property is approached via a shared driveway, leading to its own private parking area with ample space for several vehicles. Externally, the property benefits from a large garden, mainly laid to lawn, with a patio area enjoying far-reaching views. A detached wooden storage shed provides useful additional storage.

SERVICES

Mains electricity & water.

Private drainage (no charge).

O.F.C.H.

Council Tax band: E.

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 1 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps



Ofcom predicted mobile coverage for voice and data: Internal - EE, O2 & Three- Variable, Vodafone- Limited. External - EE, Three, O2 & Vodafone- Good.

SITUATION

The property lies near the small rural village of Pipers Pool, within 3 miles of the popular village of Tregadillett with its well respected public house the Eliot Arms, thriving primary school and excellent village hall. The former market town of Launceston lies some 6 miles to the east, with 24 hour supermarket, doctors, dentist and veterinary surgeries, places of worship, two testing 18 hole golf courses, a fully equipped leisure centre and numerous sporting and social clubs. The A30 can be accessed at Kennards House, some 2 miles distance, and gives access to the Cathedral Cities of Truro and Exeter. The North Cornish coast, is approximately 13 miles away and has several sandy beaches with some of the county's finest surfing facilities and walks along the picturesque coastline. The property lies on the northern fringes of the majestic Bodmin Moor which offers great variety riding out and walking.

DIRECTIONS

From Launceston head west on the A30 towards Bodmin. At Kennards House junction, take the exit for Wadebridge/A395 and follow the A395. Follow this road for approximately 3 miles until entering the village of Pipers Pool. Continue along the road out of the village and the lane to the property will be signposted Coombegate Farm on your right hand side. Follow the lane down and the property will be found as the second on your left hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available now. RENT: £1750.00 pcm exclusive of all charges. DEPOSIT: £2019.00 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 Renter's 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 Renter's Rights Hub at [Stags.co.uk](https://www.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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		64
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	