



Kirthen Wood Lodge, 3 Bunkers Hill, Hayle, Cornwall
TR27 6ER

A beautifully presented four bedroom detached residence
in a rural position yet easy access to the nearest village.

St Ives 4 miles. Praa Sands 5 miles. Helston 8 miles. Porthleven 9 miles.
Penzance 9 miles.

• Detached • Rural Location • Available Now • Solar Panels • Superfast
Broadband Available • Two Reception Rooms • Holding Deposit -
£450 • Council Tax - Band E • 12 Months Plus • Tenant Fees Apply

£1,950 Per Calendar Month

01872 266720 | rentals.truro@stags.co.uk

ENTRANCE HALL

Leading to the kitchen, living room and stairs. Tiled floor.

LIVING ROOM

A generous and light room with patio doors out to the garden, electric real effect fire and radiator.

DINING ROOM

Between the living room and kitchen, a good sized space. Radiator, window towards the meadow

KITCHEN

A wide range of wall and base units with solid oak doors, along with a fridge, dishwasher, double oven and hob. Central island unit, window, radiator

UTILITY

Airing cupboard and work top with space for a washing machine. Cloakroom.

BEDROOM 1 & ENSUITE

Large double bedroom with built in wardrobes and en suite shower room. Radiator. Double aspect with views over the garden and meadow

BEDROOM 2

Double bedroom, radiator, double glazed double doors opening to Balcony with countryside views

BEDROOM 3

Double bedroom, window and radiator

BEDROOM 4

A good sized single room. Radiator, window

FAMILY BATHROOM

Large family bathroom with bath, separate double shower cubicle, w.c & sink

OUTSIDE

Large lawn. Ample parking for several cars.

SERVICES

Electric

2.8kW solar array

Private water on a bore hole charged at £55 per month

Septic tank

Oil Fired Central Heating

EPC Band D

Council Tax Band E

House Alarmed

SITUATION

Townsend is a small rural hamlet in a mainly farming area. This village is served by the nearby towns of Hayle, Helston, Camborne or Penzance for day-to-day needs. These towns offer a selection of retail shops and supermarkets, doctors dentists and leisure facilities. Superfast Internet is available at this property. Fibre installed to the property. House and its garden are within a working farm & surrounded by open farmland.

Nearest railway stations at Hayle & St Erth.



DIRECTIONS

From A30 at Hayle Loggans Moor Roundabout take the 4th exit onto Carwin Rise /B3301. At the mini roundabout, take 1st exit onto Guildford Road. Continue onto Wheal Alfred Road for 2 miles. At T junction, turn left onto Hayle road/B3302. At Fraddam crossroads turn right onto Pilgrims Way. At T junction turn left onto Bunkers Hill towards Townshend.

LETTINGS

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £1,950pcm and the deposit is £2250 refundable at the end of the tenancy less any agreed 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. Usual references required.

Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

HOLDING DEPOSIT AND 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

RENTERS RIGHTS BILL

Renters' Right Act

It has been confirmed that phase one of the Bill will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf





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.



61 Lemon Street, Truro, TR1 2PE
 01872 266720
rentals.truro@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		87
81-91	B		
69-80	C	73	
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	