



Boteto Lodge Camborne, Pendarves, Cornwall, Cornwall  
TR14 0RR

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An outstanding Grade II Listed former gate lodge  
to the Pendarves Estate bordering woodland.

Camborne 2 Miles, Hayle 8 miles, Truro 17 Miles.

• Rural Location • Grade II Listed Lodge • 0.51 Acres Gardens • Parking • Pets  
Considered (Terms Apply) • Deposit £1846 • Available March • 12 Month  
Plus • Council Tax Band E • Tenant Fees Apply

£1,600 Per Calendar Month

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## ACCOMODATION TO INCLUDE

Entrance hallway leading to two reception rooms.

### KITCHEN

10'9" x 10'0"

This kitchen has been finished to a high standard with a good range of cupboard units, wooden counter top with tiled splash back. An induction hob, integrated dishwasher and fridge.

### UTILITY/ SHOWER ROOM

8'11" x 7'6"

An airing cupboard, a sink/drain, space for a washing machine. Shower room.

### DINING ROOM

12'7" x 12'0"

With two reception rooms to the property, the dining room includes a large inglenook fireplace with a wood-burning stove.

### SITTING ROOM

11'8" x 11'6"

A cosy sitting room with fire place with windows looking over the front of the property

### MASTER BEDROOM

14'2" x 12'9"

A large master bedroom with built in wardrobes and carpet. Windows to the rear gardens

### BEDROOM 2

12'0" x 10'11"

A good sized double bedroom with wooden floors. Windows looking to the front of the property

### BEDROOM 3

12'0" x 9'10"

Double bedroom. With windows looking to the front of the property

### BEDROOM 4

8'7" x 7'10"

A good sized single bedroom with carpet. Windows looking to the front of the property.

### FAMILY BATHROOM

A good sized family bathroom.

### WOOD STORE

11'3" x 3'2"

Access to the back of the property.

### OUTSIDE

Enjoying a semi rural position bordering the beautiful bluebell woods and nature reserve of the Pendarves Estate, Boteto Lodge is accessed through impressive granite gate posts and stands alone in approximately 0.51 acre. The shared driveway gives access to a parking area for around three cars.

A gateway leads into the large private meadow garden at the rear, stream bordered with wooded copse. Within the garden there is a paved patio sun terrace and wood store.

### SITUATION

Boteto Lodge is located in a beautiful semi-rural area adjacent to Pendarves Woods, near the town of Camborne and the charming village of Praze An Beeble. The village offers a variety of amenities, including a primary school, a pub, a post office, a pizza shop, a bakery, and a fish and chip shop.

The nearby town of Camborne provides a wide range of retail, banking, and educational facilities, while the Cathedral City of Truro, approximately 17 miles away, serves as Cornwall's retail, administrative, and cultural hub. Camborne's train station, on the main line to London Paddington, is just a five-minute drive from the property. Additionally, Boteto Lodge is perfectly positioned for easy access to the stunning sandy

beaches of the North Cornish Coast, with Gwithian and Godrevy only a 15-minute drive away.

## SERVICES

The property benefits from mains electric and water, private drainage. Oil fired central heating. Council Tax Band E. Ultrafast Broadband Available (Ofcom)  
O2 Limited signal (Ofcom)

## VIEWINGS

Strictly by appointment by Stags (Truro Office) on 01872 266 720.

## DIRECTIONS

From Truro take the A30 exiting at Camborne West Junction. Turn left and at the mini roundabout in Camborne turn right. Turn right at the mini roundabout opposite the police station and take the A3303 Camborne Road towards Praze-An-Beeble. Boteto Lodge will be evident on the left hand side approximately 5 mile after the public house.

## LETTINGS

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available October/ November. RENT: £1600.00 pcm exclusive of all charges. Pets considered. Where the agreed let permits pets the RENT will be £1,625.00. DEPOSIT: £1,846.00 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 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.



*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		
(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		48	77
		EU Directive 2002/91/EC	



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