



The Cottage Illand, Launceston, Cornwall PL15 7LS

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Semi detached cottage within close proximity to working farm. Available on a long let.

Launceston 6 miles - Bodmin 19 miles - Plymouth 23 miles

• Living Room • Kitchen/Breakfast Room • 2 Double Bedrooms • Courtyard & Parking • Available Now • O.F.C.H • One small pet considered • Deposit: £865.00 • Council Tax band: C • Tenant Fees apply

£750 Per Calendar Month

01566 771800 | [rentals.launceston@stags.co.uk](mailto:rentals.launceston@stags.co.uk)

## ACCOMMODATION

Front entrance door leading into:

### UTILITY ROOM

Vinyl flooring, window to front, space for freezer and tumble dryer, step down to door leading into:

### HALLWAY

Vinyl flooring, door to rear access path, radiator, stairs rising to first floor, doors to all downstairs rooms.

### CLOAKROOM

White WC and wash hand basin, window to front and vinyl flooring.

### LIVING ROOM

16'1" x 12'2"

Windows to rear, radiator, wood burner set in stone surround and slate hearth, wooden ceiling beams, wall lights and slate TV stand.

### KITCHEN/BREAKFAST ROOM

13'1" x 12'11"

Range of wall and base units with work surface and tiled splash backs above, stainless steel sink unit, windows to rear and front, radiator, oil fired Rayburn providing heating and hot water set in fireplace, vinyl flooring, electric cooker with extractor hood above, space for under counter fridge and washing machine (appliance available if required), built in pantry cupboard and smoke alarm.

### FIRST FLOOR LANDING

Window to front and smoke alarm.

### BEDROOM 1

12'4" x 14'1"

Double room, built in wardrobes, radiator and window to rear.

### BATHROOM

White suite comprising WC, wash hand basin and bath with electric shower over, obscured window to rear, built in airing cupboard housing hot water tank and linen shelf, vinyl flooring, radiator and part tiled walls.

### BEDROOM 2

13'1" x 14'3"

Double room, built in wardrobes, radiator and window to rear.

### OUTSIDE

To the front of the property is a small courtyard area with a gated access. Outside the gate is off road parking for two cars.

### SERVICES

Mains electric and water (metered).

Private drainage.

O.F.C.H.

Council Tax band C (C.C).

Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - EE, Three, Vodafone & O2- None. External - EE, Three, O2 & Vodafone- Variable.

### SITUATION

The property is set within the rural hamlet of Illand, conveniently positioned on the outskirts of the historic market town of Launceston. Surrounded by open countryside, the location offers a peaceful and scenic setting while remaining within easy reach of Launceston's wide range of amenities, including supermarkets, independent shops, and leisure facilities. Well-regarded local schools are within convenient reach, including St Catherine's CofE Primary School, Launceston Primary School and Launceston College. The A30 dual carriageway is easily accessible, providing excellent transport links across Cornwall and into neighbouring Devon, with onward connections to Exeter and the M5 motorway. Mainline rail services are available from nearby Bodmin Parkway, offering direct links to Plymouth, Exeter and London Paddington, making the property well suited for both local living and commuting.

## DIRECTIONS

From Launceston office turn right out of the car park on to Western Road. Follow this road past the petrol station, continue through the traffic lights and proceed to the roundabout. Take the 3rd exit off the roundabout towards South Petherwin on the B3254. Follow the road through the village and continue for approximately 3 miles. Pass through Slipperhill, and before you reach Congdon Shop crossroads, you will come to a left hand turning signposted Illand. Take this turning and follow the road along. You will pass a bungalow and then a farm on your left hand side. Continue along and you will see a cream cottage on the left hand corner, take the right hand turning opposite this and the parking spaces for The Cottage can be found through the metal gate on the left hand side.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £750.00 pcm exclusive of all charges. DEPOSIT: £865.00 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](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.*

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



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