



Tolcarne Farmhouse , Lewannick, Launceston, Cornwall
PL15 7QX

6 bedroom detached farmhouse on the edge of
Bodmin Moor. Available on a long term basis.

Launceston 9 miles Liskeard 10 miles Plymouth 25 miles

• Kitchen • Lounge • Dining Room • 6 Bedrooms • Large Gardens &
Parking • Pet Considered • Available January • Tenant Fees Apply

£1,250 Per Month

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

ACCOMMODATION TO INCLUDE:

Front door leading to:

ENTRANCE HALL

Slate flooring, stairs to first floor, radiator.

LOUNGE

Window to front, beamed ceiling, 2 radiators, fireplace with wood burner on slate hearth with stone surround, door to kitchen and dairy.

DINING ROOM

Beamed ceiling, inglenook fire place, slate floor, under stair cupboard, radiator, window to front.

DAIRY

Slate flooring and built in slate counters, radiator, window to rear, stainless steel sink unit with cupboard under.

KITCHEN

Windows to rear, inset fireplace, decorated pine wall and base units, slate flooring, space and plumbing for dishwasher, radiator, space for electric range cooker, door to:

REAR LOBBY

Slate floor, door to rear garden, back stairs and utility room.

UTILITY ROOM

Vinyl flooring, oil fired boiler providing central heating, space and plumbing for washing machine, space for fridge freezer, window to rear, door to:

CLOAKROOM

Low flush WC and wash hand basin, vinyl flooring, extractor fan.

FIRST FLOOR

Split landing.

BEDROOM 1

Double room, window to front, built in cupboard, radiator.

BEDROOM 2

Double room, window to front, radiator.

SHOWER ROOM

Low level WC, wash hand basin with tiled surround, large shower unit, cupboard housing water heater providing hot water to shower room only, window to front, heated towel rail, radiator.

BEDROOM 3

Double room, window to rear, radiator, built in cupboard.

BEDROOM 4

Double room, window to rear, radiator.

BEDROOM 5

Double room, window to front, radiator.

BATHROOM

White suite comprising bath, low level WC and wash hand basin, airing cupboard housing electric immersion heater, radiator, heated towel rail, light with shaver point.

BEDROOM 6

Double room, window to rear, radiator.

OUTSIDE

To the front of the property is an enclosed lawned garden and

two stone storage sheds. Beyond this is parking for several cars and more lawned garden. To the rear there are large enclosed gardens with vegetable patch, wood store, stone outbuilding and water system room.

A paddock fronting the driveway extending to approximately 0.5 acres is included with the property.

SERVICES

Mains electricity.

Private water supply (£360 per year payable to L:L) & septic tank.

Oil fired central heating.

Superfast Broadband available.

Council Tax band: F (C.C).

SITUATION

The property is situated in total seclusion with countryside views, yet has easy access to the A30 dual carriageway.

DIRECTIONS

From Launceston proceed to the village of South Petherwin on the B3254. Continue through the village and stay on the road for approx a further 4 miles until reaching the cross roads at Congdons Shop. Continue straight over the cross roads in the direction of Liskeard, still on the B3254. After approx 1 mile take the right hand turn signposted to Trebartha and Bastreet. Follow this small parish road until reaching a crossroads, at which continue straight over. Follow this road proceeding over the bridge and round to the left signposted Bastreet, until you come to Stonaford Manor on the left hand side. Take the turning to the right opposite the Manor, pass a property on the right and continue along the lane where the Farmhouse can be found right at the end.

LETTING

The property is available to let on a assured shorthold tenancy on a long term basis- initial term to be agreed. Unfurnished and is available January. RENT: £1250.00 pcm exclusive of all other charges. Pet considered. DEPOSIT: £1442.00 Returnable at end of tenancy subject to any deductions (the deposit held for this property will be held by Savills and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

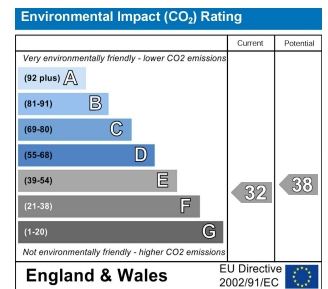
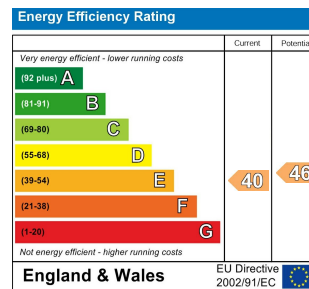
HOLDING DEPOSIT & TENANT FEES

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.

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