

STAGS

Newlands House Upton Cross, Liskeard, Cornwall PL14 5AY

Detached farmhouse with stunning far reaching views towards Dartmoor. Available to rent on a long term tenancy.

Liskeard 6 miles - Plymouth 25 miles - Launceston 13 miles

• Kitchen Dining Room • 3 Reception Rooms & Conservatory • Gardens & Parking • 3 Acre Paddock & Barn Available • Available September • Pets Considered • Long term tenancy • Deposit: £2423.00 • Council Tax band: F • Tenant Fees Apply

£2,100 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Side gate from the driveway, across the courtyard to an entrance door leading into SNUG area which leads into:

UTILITY ROOM

Work surface with appliance space under, Butler style sink, oil fired boiler and pantry cupboard. Door to CLOAKROOM with white WC and wash hand basin.

OPEN PLAN KITCHEN DINING ROOM

Range of high end fitted wall and base units with oak work surfaces and Butler style sink. Space for double fridge freezer, Range style cooker with 5 ring ceramic hob and extractor over. Integrated microwave, smoke alarm, oil fired Aga set in tiled surround, walk in pantry cupboard. Vinyl flooring, skylight, bi fold doors to garden.

HALLWAY

Slate flagstone flooring, stairs rising to the first floor with storage cupboard under, radiator.

LIVING ROOM 14'1" x 14'3"

Slate flagstone flooring, wood burner set in stone fireplace with slate hearth, built in corner TV unit, window to the front with superb views, radiator.

OFFICE 10'0" x 9'3"

Window into conservatory, wooden flooring, feature stove (not in use), radiator.

CONSERVATORY

Double doors leading out into the garden, 1/2 height windows providing fantastic far reaching views of surrounding countryside and the garden, tiled flooring and under floor heating.

SITTING ROOM 17'10" x 12'5"

Window to the side and to the front with far reaching views over to Dartmoor, wall lights and large wood burner set in fireplace with granite hearth.

FIRST FLOOR LANDING

Windows overlooking the garden, radiator, smoke alarm, built in airing cupboard housing hot water cylinder.

BEDROOM 2 10'0" x 12'5"

Double room, radiator, dual aspect to front and side with far reaching views.

BEDROOM 4 7'5" x 9'0"

Single room, window to the side, radiator.

BATHROOM

Modern suite comprising WC, wash hand basin with towel rail and glass shelf below, free standing bath with telephone style shower attachment and mixer tap, corner cubicle with rain shower. Tiled flooring, cast iron radiator, part tiled walls, extractor fan, windows overlooking the garden and courtyard.

MASTER BEDROOM 11'3" x 17'1"

Double room, ornate fireplace (not in use), radiator, window to the front with countryside views, wall lights, door to:

ENSUITE BATHROOM

White suite comprising WC, wash hand basin and free standing roll top bath. cast iron radiator, part panelled walls, extractor fan, window overlooking the garden.

BEDROOM 3 12'1" x 9'6"

Double room, radiator, window with far reaching views.

OUTSIDE

A concrete drive leads to parking for 3 cars. From the parking area is access to a courtyard area and from here are steps up to a stone shed. Lawned gardens surround the property, with mature borders and a variety of trees and shrubs. There is an orchard area with kennel. A paddock of approximately 3 acres with large barn could be available for the Tenants use by separate negotiation.

SERVICES

Mains electricity.
Private water & drainage.
O.F.C.H
Council Tax band: F (C.C)

Ofcom predicted broadband services - Standard: Download 2 Mbps, Upload 0.3 Mbps. Superfast: Download 52 Mbps, Upload 9 Mbps
Ofcom predicted mobile coverage for voice and data: Internal - EE, Three- Good. Vodafone & O2- Variable. External - EE, Three, O2 & Vodafone- Good.

DIRECTIONS

From the village of Upton Cross take the road signposted to Minions, just beside the primary school, and continue as the road ascends towards the village of Minions. After 400 yards, a row of cottages are on the right hand side, take the right hand turning just after these, identified by the public footpath sign to Burning House and Henwood. Follow the concreted driveway for about 400 metres, following the bend to the left and the property will be a short distance ahead of you.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £2100.00 pcm exclusive of all charges. DEPOSIT: £2423.00 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.

AGENTS NOTE

There is a footpath running up the driveway.

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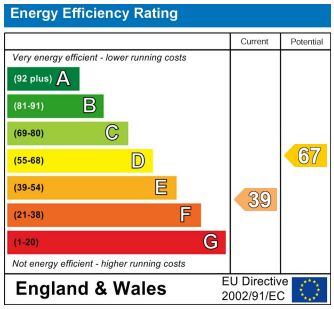








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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STAGS

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