

STAGS

Cowslip Cottage Lanhydrock, Bodmin, Cornwall PL30 5AE

Single storey barn, set in a peaceful semi-rural development. Available to rent on a long term tenancy.

Bodmin 3 miles - Lostwithiel 4 miles - Fowey 9.5 miles

• Open Plan Living Accommodation • 2 Double Bedrooms • Lawned Garden & Patio • Allocated Parking • Available November • Pet Considered • Long term tenancy • Deposit: £1269.00 • Council Tax band: C • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:
Front door leading into:

ENTRANCE HALL
Karndean flooring, radiator, smoke alarm, 2 storage cupboards.

BEDROOM 2
Double room, radiator, window to the rear.

BATHROOM
White suite comprising bath with phone style shower attachment, white WC and wash hand basin set in vanity unit, obscured window to the rear, ladder style heated rail, extractor fan.

OPEN PLAN KITCHEN/LIVING ROOM
Kitchen: Fitted wall and base units with work surfaces above and breakfast bar. Integrated electric oven, gas hob and extractor hood, slimline dishwasher and wine fridge. Stainless steel sink unit with mixer tap, window to the rear, space for fridge freezer.

Living room: Window to the front, door to rear garden, radiator, free standing wood burner set on slate hearth. Door to:

BEDROOM 1
Double room, radiator, window to the rear overlooking garden, door to:

ENSUITE
White wash hand basin set in vanity unit, WC, large cubicle with tiled surround and rain shower. Ladder style heated towel, obscured window to front, Karndean flooring.

OUTSIDE
The property is accessed via a shared access lane leading into a large courtyard. There is a communal car park for each of the barns use with two allocated parking spaces.
To the rear of the barn is a garden mainly laid to lawn with a patio area.

SERVICES
Private drainage and water. (Annual charge payable to L:L).
Mains gas and electricity (sub metered, monthly charge payable to L:L).
Fibre broadband to the property (£40.00 per month payable with rental).
Council Tax band: C (C.C).

SITUATION
The property lies in a semi rural location yet is only approximately 3 miles from the former market town of Bodmin with its supermarkets, doctors, dentists and veterinary surgery. There is easy access to both the A38 and the A30. The A30 providing access to the cathedral cities of Truro and Exeter and the Bodmin Parkway mainline railway station is less than two miles distance with a regular service to London Paddington (via Plymouth) some 30 miles distant.
Lanhydrock Golf Club, Cricket Club and the Duchy of Cornwall Cafe are a short distance from the property.

DIRECTIONS
From Stags office turn right onto Western Road, at the roundabout take the 1st exit A30 signposted Bodmin.

Proceed along the dual carriageway until reaching the exit marked for Bodmin. Continue along this road until you come to the car garage on the left, turn left here signposted for Lanhydrock and follow the road for approximately 1 mile. At the T junction turn left for Lostwithiel and then take the 1st left at the roundabout. Proceed to the next roundabout and take the 3rd exit signposted Lanhydrock. Continue along this road passing the turning for Lanhydrock House and at the mini roundabout, turn left. Continue along the road for a short while and on seeing the pottery on the left hand side, take the left turning immediately after that. Follow the lane all the way down and the properties will be found on the courtyard.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available November. RENT: £1100.00 pcm exclusive of all charges. DEPOSIT: £1269.00 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.

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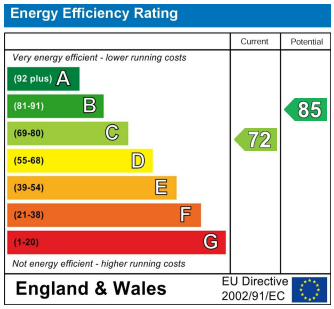








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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

Kensey House, 18 Western Road, Launceston, PL15 7AS
01566 771800
rentals.launceston@stags.co.uk
stags.co.uk

@StagsProperty