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Residential Lettings



Tolcarne Farmhouse,
Lewannick, Launceston, PL15 7QX

6 bedroom detached farmhouse on the edge of Bodmin Moor.
Available on a 3 year renewable tenancy.

- Kitchen • Lounge • Dining Room • 6 Bedrooms • Large Gardens & Parking
- Pets Considered • Available Immediately • Tenant Fees Apply •

£1,250 per calendar month

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

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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, oil fired Rayburn providing hot water, inset fireplace, decorated pine wall and base units, slate flooring, space and plumbing for dishwasher, radiator, space for range, 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).

Oil fired central heating.

Council Tax band: F (C.C).

LPG gas for hob.

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 Stonaford Farm on the right and the Farmhouse can be found at the end of the lane.

LETTINGS

The property is to let on a 3 year fixed term Assured Shorthold Tenancy. Rent: £1350 per calendar month exclusive of all other charges. Deposit: £1450 Returnable at the end of the tenancy subject to any deductions. The deposit will be held with Savills in a designated deposit account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/DSS. Pets Considered. Viewing strictly through the Agents. Available End of November.

TENANT FEES

Stags are instructed on a Let Only basis in connection with the letting of this property. Savills (UK) Ltd of Truro oversee the management of Trebartha Estate of which this property forms part.

The preparation of the tenancy agreement, inventory, deposit and ongoing management will all be dealt with by Savills, who will charge an administration fee of £240 Inc VAT. As such our standard Administration/Referencing fee will be reduced to £100 plus VAT per tenant.





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