

STAGS

Lower Clamland Trebullett, Launceston, Cornwall PL15 9QD

Two bedroom barn conversion with large garden, set in a peaceful rural location.

Launceston 5 miles - Callington 7.5 miles - Plymouth 22 miles

• 2 Bedrooms • Open Plan Kitchen/Diner • 2 Bathrooms • Parking & Large Garden • Available Mid September • One Small Dog considered • Long Term Tenancy • Deposit: £1125.00 • Council Tax band: C • Tenant Fees Apply

£975 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Entrance door leading into:

SUN ROOM 12'7" x 9'2"

Slate tiled flooring, apex roof with velux windows, window s and door to side decking area. Double doors to:

OPEN PLAN KITCHEN/ DINING 24'6" x 12'8"

Slate tiled flooring, range of fitted wall and base units with work surfaces, tiled splashbacks, electric cooker, extractor hood and stainless steel sink unit. Appliance space for washing machine and fridge freezer. Window to side, fire door to rear (not for use), wall lights, built in cupboard housing boiler for air source heat pump for hot water and central heating. Smoke and CO alarms, wood burning stove set on slate hearth, stairs rising to first floor with storage and PV meter under. Steps up to:

LIVING ROOM/ BEDROOM 3 13'3" x 10'6"

Slate tiled floor, radiators, window to the rear.

DOWNSTAIRS BATHROOM 6'9" x 6'5"

White suite comprising WC, wash hand basin and bath. Slate tiled flooring, part tiled walls, radiator, light with shaver point, extractor fan.

FIRST FLOOR LANDING

Window to front, smoke alarm.

BEDROOM 1 12'9" x 10'10"

Double room, stripped wooden floorboards, radiator, window to the side overlooking pond, built in wardrobe with hanging rail.

BATHROOM 9'7" x 5'6"

White suite comprising WC, wash hand basin and bath with mixer shower over. Wooden flooring, tiled walls, radiator, light with shaver point, velux window.

BEDROOM 2 9'8" x 7'1"

Single room with built in single bed with storage below, velux window, stripped wooden floorboards, built in wardrobe with hanging rail and further built in cupboard with shelving.

OUTSIDE

The property is approached by a shared lane, leading to an allocated parking area for two cars. Gated access from here leads to the enclosed garden with storage shed.
To the side of the sun room is a decked seating area.

SERVICES

Mains water (payable to L:L) and electricity (photovoltaic panels providing some free electricity).
Private drainage (included in rental).
Air source heat pump.
Council tax band: C (C.C)

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 0.7 Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps
Ofcom predicted mobile coverage for voice and data: Internal - EE, O2 & Three- Limited, Vodafone- None. External - EE, Three, O2 & Vodafone- Likely.

SITUATION

The property lies in a peaceful rural location. The historic market town of Launceston is some 5 miles away with numerous shops, supermarkets, M&S Food Hall, sporting and social clubs, fully equipped leisure centre and two 18-hole golf courses. There are doctors, dentists and veterinary surgeries, 24-hour supermarket and educational facilities available up to A-level standard. The A30 trunk road can be accessed from Launceston and links the cathedral cities of Truro and Exeter. At Exeter, there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The city of Plymouth is 23 miles to the South.

DIRECTIONS

From Launceston Stags office, turn right out of the car park onto Western Road. Proceed along this road out of town straight through the traffic lights, then take the next left onto the A30 slip road signposted to Okehampton, Callington and Tavistock. Travel along the A30 for approx ½ mile and take the first exit off toward Callington. Turn right as you come off the slip road and proceed over the flyover to the roundabout. At the roundabout go straight over (3rd exit) taking the A388 road south towards Callington and continue along this road for approximately 4 miles. You will then come to the Springer Spaniel pub on the right hand side. Take the right hand turn beside the pub signposted Trebullett/Trekenner. Continue along this road for approx 0.5 mile, follow the right hand bend and then the left hand bend immediately after, then follow the road for a further mile. The entrance to the property can be found on the left hand side with a cattle grid at the entrance to the driveway. Parking can be found by taking the first left hand turn along the drive way.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available September. RENT: £975.00 pcm exclusive of all charges. DEPOSIT: £1125.00 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. 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.

AGENTS NOTE

The property is located next to a small holding, where cockerels may be heard.

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.

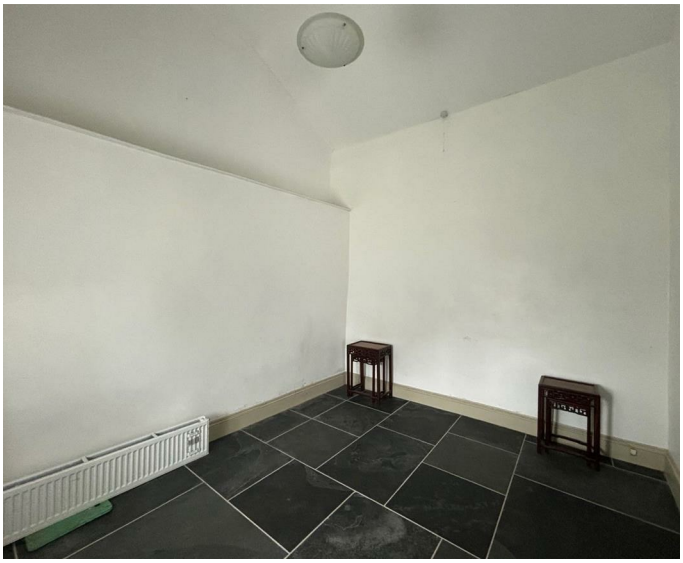
For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

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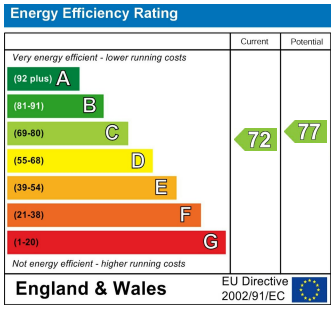








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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



arla | propertymark PROTECTED

STAGS

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

@StagsProperty