



STAGS

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Residential Lettings



Home Farm, Tregeare
Launceston, PL15 8RD

Detached farmhouse set in a quiet hamlet location. Available to rent on a 12 month renewable tenancy.

- Large Kitchen • Living Room • Dining Room • 4 Bedrooms (1 ensuite) • Large Gardens • Parking & Garage • Available Immediately • Tenant Fees Apply •

£1,200 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION TO INCLUDE:

Front entrance door leading into:

ENTRANCE HALL

Radiator, slate flooring and carpeted, smoke alarm, under stair storage cupboard.

KITCHEN

Range of beech effect wall and base units with work surfaces and tiled splash backs above. Integrated dish washer and double oven with ceramic hob, oil fired Aga, 3 radiators, double doors to rear patio area, stainless steel sink unit, triple aspect windows to the front, rear and side, tiled floor, smoke alarm.

DINING ROOM

Radiator, window to the rear, wall lights, door to:

LIVING ROOM

Original slate flooring, radiator, free standing wood burner set in fireplace with slate hearth and granite surround, built in cupboards and alcove shelving, smoke alarm, door to:

STUDY

Original slate flooring, radiator, windows to the side and the front, alcove shelving, door to:

UTILITY ROOM

Beech effect base cupboards with work surface above, stainless steel sink unit, space and plumbing for washing machine and tumble dryer, oil fired boiler, window to the rear, radiator, tiled floor, CO alarm, door to:

CLOAKROOM

White WC and wash hand basin. Heated towel rail with radiator, window to the side, tiled floor, light with shaver point, extractor, double glazed door to the front.

FIRST FLOOR LANDING

Split, smoke alarm, window to the front, radiator.

BEDROOM 2

Double room, window to the front, radiator. Door to large carpeted eaves storage area.

BATHROOM

White suite comprising WC, wash hand basin and 'P' shaped bath with mixer shower and screen. Tiled floor, part tiled walls, built in cupboard housing hot water tank. Radiator heated towel rail, light with shaver point, extractor, window to the front.

BEDROOM 3

Double room, radiator, window to the rear with countryside views.

BEDROOM 4

Double room, radiator, window to the rear with countryside views.

MASTER BEDROOM

Double room, radiator, window to the rear with countryside views. Door to:

ENSUITE SHOWER ROOM

White WC, wash hand basin and large cubicle with tiled surround and mixer shower. Obscured window to the side, tiled floor, radiator heated towel rail, built in cupboard with heater and shelving, light with shaver point, extractor.

OUTSIDE

To the front of the property is a large driveway providing parking for several cars. From here is a detached double garage with

light and power. There is a lawned garden to the side continuing around to the rear of the property.

SERVICES

Mains water and electricity.

Private drainage.

Council Tax band: C (C.C.).

SITUATION

The property is situated in the picturesque hamlet of Tregeare approximately 7 miles from the historic former market town of Launceston. Launceston known as the 'Gateway to Cornwall' offers a comprehensive range of shopping facilities including supermarkets, doctors, dentists and veterinary surgeries together with places of worship, leisure centre and sporting clubs. A nearby village of Egloskerry benefits from a primary school and the A30 trunk road provides excellent access to the cathedral cities of Truro to the west and Exeter to the east. Exeter has a superb range of shopping facilities including department stores, mainline railway stations serving London Paddington, access to the M5 motorway network and international airport. The city port of Plymouth is 35 miles to the south and here there are excellent communication points including mainline railway station, international airport, cross channel ferry port serving Northern France and Spain and deep water marina. Tregeare is wonderfully positioned to explore both Bodmin Moor and Dartmoor National Park and in addition there is access to the A39 trunk road, the Atlantic Highway which allows easy exploration of the majestic and rugged North Cornwall coast.

DIRECTIONS

From Launceston Stags office, turn left out of the car park on to Western Road. Follow the road as it bears down the hill toward Bude and Holsworthy. Continue through the traffic lights and at the mini roundabout proceed straight over and up the hill in front of you. At the top of the hill turn left, opposite the church, toward Egloskerry. Follow this road for approximately 3 miles until reaching the village of Egloskerry. Take the left hand turning sign posted Pipers Pool/ Tregeare just after passing the church and follow the road down the hill. Just after passing over a small bridge, turn right beside a triangle of grass signposted for Badharlick/Tregeare. Carry on along this road for approximately 1½ miles and you will eventually come to the hamlet of Tregeare. The property can be found as the first on the left hand side.

LETTINGS

The property is to let on an initial 12 month fixed term Assured Shorthold Tenancy. Rent: £1200 per calendar month exclusive of all other charges. Deposit: £1300 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. Pet Considered. Viewing strictly through the Agents. Available Immediately.

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 the property.

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 £360 inc VAT. As such our standard Administration/Referencing fee will be reduced to £100 plus VAT per tenant.



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Kensey House, 18 Western Road, Launceston, Cornwall, PL15 7AS

Tel: 01566 771800

Email: rentals.launceston@stags.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92-100)	A	83	
(91-81)	B		
(80-70)	C		
(69-48)	D	62	
(47-34)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

These particulars are a guide only and should not be relied on for any purpose

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