



An Skyber Tresmeer, Launceston, Cornwall PL15 8QT

Detached, 4 bedroom property located on a semi working farm. Available to rent on a long term let.

Launceston 7.5 miles - Bude 15 miles - Wadebridge 20 miles

• 4 Bedrooms • Open Plan Kitchen/Lounge • Bathroom & Shower room • Garden & Parking • Semi Working Farm location • Pet Considered • Long Term Tenancy • Deposit: £1384.00 • Council Tax band: D • Tenant Fees Apply

£1,200 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Entrance door leading into:

UTILITY ROOM

Slate flooring, radiator, extractor fan, fitted wall and base units with stainless steel sink unit and appliance space under, oil fired boiler.

BATHROOM

White WC, wash hand basin and bath with mixer shower over. Slate flooring, obscured window, radiator.

SMALL HALL

Windows to front, slate flooring. Leading into:

OPEN PLAN KITCHEN LIVING ROOM

KITCHEN AREA

Range of wooden wall and base units with work surfaces and tiled splash back, integrated electric cooker, ceramic hob and extractor hood over. Slate flooring, stainless steel sink unit, large walk in pantry cupboard, radiator, smoke alarm.

LIVING ROOM AREA 15'1" x 9'10"

Windows to the front, door leading to parking area, ceiling beams, radiator, stairs rising to first floor with cupboard under.

SPLIT LANDING

Window to the side, doors to:

SHOWER ROOM

White WC, wash hand basin and corner cubicle with mixer shower. Radiator, obscured window, tiled flooring.

BEDROOM 3 11'2" x 6'0"

Small double room, radiator, window to rear.

FIRST FLOOR LANDING

Ceiling beams, smoke alarm, sky light, built in cupboard with shelving and radiator.

BEDROOM 2 8'6" x 8'9"

Double room, window to the side, walk in cupboard, radiator, door to outside (garden access).

BEDROOM 4 6'1" x 8'9"

Single room, radiator, window to the side.

BEDROOM 1 12'9" x 7'1"

Double room, dual aspect to front and side, radiator.

OUTSIDE

The property is accessed via a shared driveway, which leads to two allocated parking spaces at the front of the property. To the rear and up some steps is a lawned garden with shed for the tenants use. There is possible use of extra storage and extra garden space by separate negotiation.

SERVICES

Mains water (shared supply, included on monthly rental).

Mains electricity.

Private drainage (septic tank).

Council Tax band: D

O.F.C.H

Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 0.7 Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE & O2- Variable, Three & Vodafone- Limited. External - EE, O2, Three & Vodafone- Good.

SITUATION

Nestled in the peaceful Cornish countryside, Tresmeer is a charming rural hamlet offering a relaxed way of life surrounded by

rolling farmland and unspoiled landscapes. Despite its rural feel, Tresmeer is conveniently located for access to nearby towns and amenities. Hallworthy with its popular pub, The Wilsey Down is just 3.5 miles away and the former market town of Launceston is 7 miles away with a number of amenities including doctors', dentists', veterinary surgeries and a range of educational facilities up to A-level standard. Along with a 24-hour supermarket, M&S Food Hall, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. Access to the A30 trunk road, linking the Cathedral cities of Exeter and Truro. The North Cornish beauty spots of Tintagel, Boscastle and Crackington Haven are all within 15 miles of this property, with the A39 also providing easy access to Bude and Wadebridge.

DIRECTIONS

The shared driveway to the property can be found at the below location:

What3words: ///vegans.fiery.answer

Follow the driveway along and around to the right hand side and the property can be found on the right of the shared yard.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1200.00 pcm exclusive of all charges. DEPOSIT: £1384.00 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.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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