

STAGS

The Coach House Hornacott Manor, Boyton, Launceston, Cornwall PL15 9RL

Beautifully presented, detached barn conversion set in rural location. Available to rent on a long term tenancy.

Launceston 7.5 miles - Bude 14 miles - Okehampton 24 miles

• Large Open Plan Living Accommodation • 2 Double Bedrooms • 2 Shower Rooms • Garden & Parking • Available October • Pet Considered • Long term let • Deposit: £1361.00 • Council Tax band: D • Tenant Fees Apply

£1,180 Per Calendar Month

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ACCOMMODATION TO INCLUDE:
Stable style entrance door into:

UTILITY ROOM
Fitted base units with work surface above and appliance space for washing machine and condenser tumble dryer. Stainless steel sink unit, tiled flooring and velux window. Door to:

SHOWER ROOM
Cubicle with mixer shower, wash hand basin and hidden cistern WC. Tiled flooring, window to the rear, extractor fan.

OPEN PLAN KITCHEN/DINING/LIVING ROOM
A large open plan area with a fitted kitchen to one end comprising of wall and base units with oak work surfaces, large breakfast bar, integrated fridge freezer, dishwasher and oven with ceramic hob. 1.5 bowl sink unit, tiled flooring, window and door to the front.
The living room/dining area has wooden flooring, window to the front and rear, two sets of double doors to the garden, wall lights, stairs to first floor. Step down to:

MASTER BEDROOM
Double room, oak flooring, double doors leading out to the garden, walk in wardrobe/cupboard, door to:

ENSUITE SHOWER ROOM
double cubicle with mixer shower, wash hand basin set in vanity unit and WC. Tiled flooring, window to the rear, extractor fan.

FIRST FLOOR LANDING
Small storage cupboard, smoke alarm.

BEDROOM 2
Double room with exposed A frames, windows to front and side, electric heater, door to:

WC
WC and wash hand basin, tiled flooring.

OUTSIDE
To the front of the property is an enclosed garden with patio area leading to a graveled parking area for 3-4 cars.

SERVICES
Private water & drainage (£40.00 per month charge payable to L:L).
Mains electricity.
Air source heat pump.
Council tax band: D (C.C).
Ofcom predicted broadband services - Standard: Download 1 Mbps, Upload 1 Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - O2 & Vodafone- Variable. EE & Three- None. External - EE- Poor, Three- Variable, O2 & Vodafone- Good.

SITUATION
The property is situated in a peaceful rural position within the Manor grounds, surrounded by woodland and enjoying a quiet, private setting. The village of Boyton is nearby with a primary school, parish hall and Methodist Chapel whilst being accessible to and from the town of Launceston, approximately 7.5 miles away with an excellent range of shopping, leisure and educational facilities, along with access to the A30 connecting the cities of Truro and Exeter. The North Cornish Coastline is within approximately 14 miles, where Widemouth Bay offers a wild and sandy stretch of coastline, popular for surfing and other coastal pursuits.

DIRECTIONS
From Launceston take the B3254 road signposted to Bude, crossing over the River Ottery at Yeolmbridge and continue up the hill to Ladycross. After passing Werrington Primary School, turn right on the bend signposted Boyton. Continue along this road for approximately 2.5 miles and on entering the village, continue along the road passing the primary school on the left hand side. Follow the road for approximately a further mile, where Hornacott Manor will be found signposted on the right hand side. Follow the private driveway along and signposts will direct you to the property.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available October. RENT: £1180.00 pcm exclusive of all charges. DEPOSIT: £1361.00 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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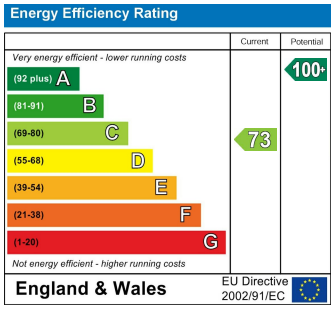








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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

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