



Norton Farmhouse , Bodmin, Cornwall PL30 4HU

Newly refurbished farmhouse set in rural location with superb far reaching views. Available to rent on a 12 month renewable tenancy.

Bodmin 2 miles - A30 1 mile - Launceston 20 miles

• Newly Refurbished Farmhouse • 4 Bedrooms • 3 Reception Rooms • Beautiful Countryside Views • Available Now • Pet Considered (terms apply) • 12 Months plus • Deposit: £2307.00 • Council Tax band: D • Tenant Fees Apply

£2,000 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Entrance door into:

SUN ROOM/ PORCH

Tiled flooring, windows enjoying surrounding view, door into:

DINING ROOM 23'8" x 12'9"

Original slate flooring, radiator, exposed stone wall, windows to the front with countryside views, ornate stone fireplace (not in use), doors to various rooms, smoke alarm, built in under stairs cupboard.

SNUG 10'9" x 12'2"

Window to the front overlooking the garden and surrounding countryside, radiator, stone fireplace with slate hearth (in use).

LIVING ROOM 19'4" x 19'3"

Dual aspect to side and front with countryside views, radiators, smoke alarm, wood burner set in large granite fireplace.

KITCHEN 15'6" x 11'7"

Range of fitted wall and base units with work surfaces, stainless steel sink unit and tiled splash backs above. Windows to rear, smoke alarm, radiator, slate flooring, space for cooker, dishwasher and under counter fridge.

OFFICE 9'9" x 9'3"

Window to the rear, vinyl flooring.

UTILITY ROOM 16'6" x 4'11"

Tiled flooring, radiator, fitted base units with work surfaces and tiled splash back above. Appliances space for washing machine and tumble dryer, stainless steel sink unit, built in boiler cupboard, window and door to rear.

FIRST FLOOR LANDING

Radiator, smoke alarm.

BEDROOM 2 12'9" x 11'1"

Double room, ornate fireplace (not in use), radiator, window to the front overlooking garden and surrounding countryside.

BATHROOM

White WC and wash hand basin, roll top freestanding bath with shower attachment, large walk in shower with mixer shower. Velux window, part tiled walls and tiled floor.

BEDROOM 4 9'2" x 9'3"

Small double room, radiator, window to the front enjoying surrounding views, built in cupboard with shelving.

BEDROOM 3

Double room, window to the front enjoying the far reaching views, radiator, ornate fireplace (not in use).

BEDROOM 1 15'7" x 13'6"

Double room, radiator, window to rear and side, exposed ceiling beams and 'A' frames.

OUTSIDE

The property is located next to a working farm and is approached by a long private drive, leading to parking for several cars.

There is a large newly laid patio to the front and side of the property from which you can enjoy the superb views of the surrounding countryside. Beyond here is a large garden area (to be seeded). A path from the patio leads around to the rear of the property where there is a small courtyard area.

There is a paddock available for Tenants use by separate agreement with the Landlords. The land extends to approximately 1.8 acres in total (gardens and paddock).

SERVICES

Mains electricity & water.

Private drainage (septic tank).

O.F.C.H.

Council Tax band: D (C.C).

Ofcom predicted broadband services - Standard: Download 4 Mbps, Upload 1 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps

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

SITUATION

The property is situated in a pleasant rural position about 2 miles to the north of the old county town of Bodmin. Bodmin offers a comprehensive range of shopping, banking, supermarket, schooling facilities and amenities, and Bodmin Parkway railway station on the London Paddington line is about 5 miles to the south-east.

There are pleasant walks in the area at Lanhydrock, Cardinham Woods and along the River Camel Valley where there is also the Camel Trail cycle path. The property is well positioned to access both the north and south coasts and affords good road links given its proximity about a mile from the A30.

DIRECTIONS

From Stags office turn right onto Western Road, at the roundabout take the 1st exit A30 signposted Bodmin. Proceed along the dual carriageway for approximately 18.5 miles until reaching the turning to the right marked Helland which takes you across the dual carriageway. Turn left at the T-junction signposted for Helland. Follow the road adjacent to the A30 for a short distance and take the first turning to the right at the grass triangle. Follow the road, passing through a gateway with 'private road' sign, follow the road and then bear round the right hand bend. Continue along this lane, which is quite unmade in places, and the property will be found on the left hand side.

what3words.com

///songbird.spike.balancing

LETTING

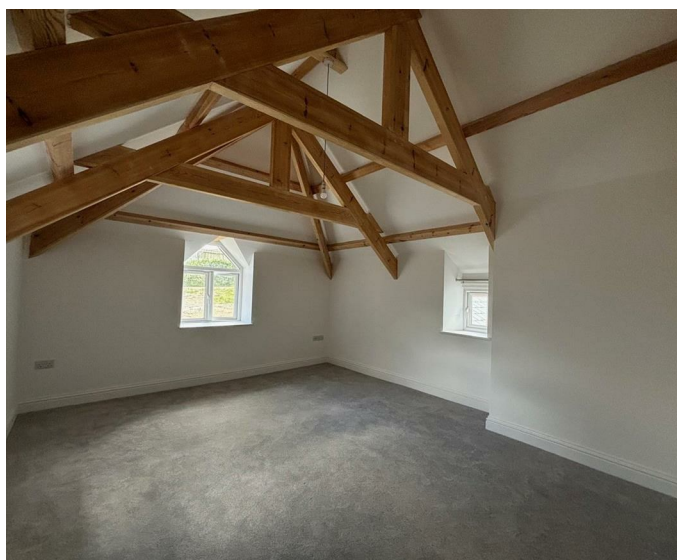
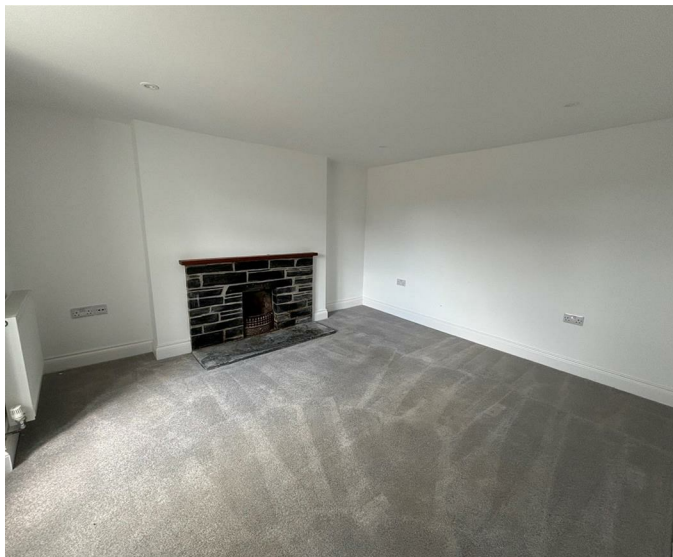
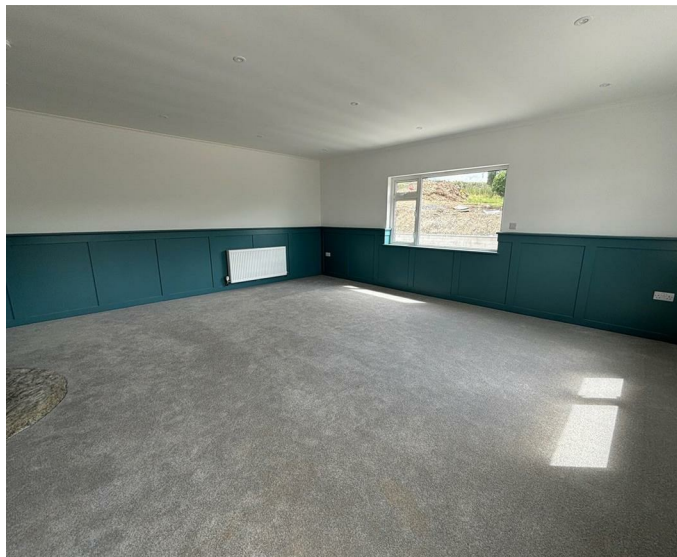
The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available now. RENT: £2000.00 pcm exclusive of all other charges. Pet considered. Where the agreed let permits a pet the rent will be £2025.00 pcm. DEPOSIT: £2307.00 Returnable at end of tenancy subject 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.

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.



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 | | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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