



1, Penheale Cottages,  
Egloskerry, Cornwall, PL15 8RX

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Grade II\* Listed, semi detached property set within  
a country estate. Available on a long term tenancy.

Launceston 5 miles - North Cornish Coast 13 miles - Plymouth 30 miles

• Kitchen • 2 Reception Rooms • 3 Double Bedrooms • Garden &  
Parking • Available March • Pet Considered (terms apply) • Long term  
let • Deposit: £1148.00 • Council Tax band: C • Tenant Fees Apply

£995 Per Calendar Month

01566 771800 | [rentals.launceston@stags.co.uk](mailto:rentals.launceston@stags.co.uk)

## ACCOMMODATION TO INCLUDE:

Front door to:

### KITCHEN

Range of wall and base units, space and plumbing for washing machine, integrated electric cooker and under counter fridge, window to front, stainless steel sink unit, tiled flooring.

### DINING ROOM

Window to rear, radiator, wood burning stove set in fireplace with mantle above, storage cupboard with shelving.

### HALLWAY

Radiator, under stair storage cupboard, door to rear porch and garden.

### LIVING ROOM

Window to rear, radiator, fireplace with stone surround and slate hearth.

### FIRST FLOOR LANDING

Airing cupboard housing hot water tank providing domestic hot water and heating via radiators, with linen shelving, window to side.

### BEDROOM 1

Double room, radiator, window to rear, ornate fireplace (not in use).

### BEDROOM 2

Double room, radiator, window to rear.

### BEDROOM 3

Double room, radiator, window to rear, ornate fireplace (not in use).

### BATHROOM

White suite comprising: WC, wash hand basin and bath with telephone style mixer tap with shower attachment and mixer shower over with screen. Vinyl flooring, radiator, window to front, part tiled walls, ladder style heated towel rail.

### OUTSIDE

To the front of the property is a garden mainly laid to lawn. There is also an outside WC and an outside boiler room, both with power. There is parking for two cars.

To the rear of the property is a garden mainly laid to lawn with various plants and shrubs, there is access to this garden via a path around the side of the house from the front.

### SERVICES

Mains electricity.

Private Estate water & drainage (£45.00 per month payable to L:L)

O.F.C.H

Council Tax band - C (C.C).

Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 1 Mbps.

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

### SITUATION

The property is situated within the grounds of a private country estate on the outskirts of the village of Egloskerry. It offers countryside views in a peaceful rural location.

The former market town of Launceston lies 5 miles away with a comprehensive range of shopping facilities, 24-hour supermarket, doctors, dentists, veterinary surgery, fully equipped leisure centre, two 18-hole golf courses and numerous sporting and social clubs.

### 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 toward Egloskerry and North Petherwin (opposite the church). Follow this road for 3 miles until reaching the village of Egloskerry. Continue through the village and out of the village toward Tresmeer. After approx ½ mile the entrance to Penheale Estate can be found on the right hand side. Turn in there and continue up the estate drive, as the driveway forks take the left hand fork and then turn left again where it says 'private'. The cottage is the furthest property on the left hand side.

### LETTING

The property is available to let on a assured shorthold tenancy for a long term let, unfurnished and is available in March. RENT: £995.00 pcm exclusive of all other charges. Private water and drainage (charge of £45.00 per month payable to L:L). Pet considered. DEPOSIT: £1148.00 Returnable at end of tenancy subject to any deductions (the deposit held for this property will be held in a Government approved scheme and administered by Strutt & Parker 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.

### RENTERS' RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf)

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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