



Otter Barn Coombekeale Farm, North Petherwin,  
Launceston, Cornwall PL15 8LJ

Newly converted, detached barn, set in a peaceful rural development. Available to rent on a 6 month renewable tenancy.

Launceston 5 miles - Bude 17.5 miles - Plymouth 31 miles

- Open Plan Living
- 3 Bedrooms
- 2 Bathrooms
- Utility Room
- Gardens & Parking
- Peaceful Location
- Available Now
- Tenant Fees Apply

£1,200 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE:

Entrance door leading into:

### ENTRANCE HALL

Full height windows with superb countryside views, door into hall and:

### UTILITY ROOM

Newly fitted base units with work surfaces above and space for washing machine & tumble dryer below. Window to the rear with countryside views, tiled flooring, exposed stone wall, 1.5 bowl stainless steel sink unit, extractor fan.

### HALLWAY

Newly carpeted, full height windows to the side with countryside views, radiator, smoke alarm, built in cupboard housing hot water cylinder.

### KITCHEN

Newly fitted wall and base units with work surfaces above, integrated fridge freezer, electric cooker, ceramic hob with extractor hood above. Tiled flooring, 1.5 bowl stainless steel sink unit. Step down to:

### LIVING ROOM

Newly carpeted, radiator, door to side garden, wood burner set on slate hearth, wall lights, Velux, smoke alarm. Step down to:

### MASTER BEDROOM

Double room, radiator, wall lights, window to rear and side with beautiful countryside views. Door to newly carpeted DRESSING ROOM with Velux.

### ENSUITE SHOWER ROOM

Newly fitted suite comprising WC, wash hand basin and corner cubicle with rain shower and tiled surround. Obscured window to the side, ladder style heated towel rail, tiled flooring.

### FAMILY BATHROOM

Newly fitted white suite comprising WC, wash hand basin and bath with rain shower over. Tiled flooring, part tiled walls, extractor fan, obscured window to the rear, ladder style heated towel rail, wall mounted mirrored cabinet.

### BEDROOM 2

Double room, radiator, window to the side, wall lights.

### BEDROOM 3

Double room, radiator, wall lights, doors to garden.

### OUTSIDE

To the front of the property is parking for 3 cars and lawned garden areas, which continue around to the side and rear of the property. There is a small store to the side for logs and bins.

## SERVICES

Private water and sewerage (payable to L:L each month)  
Mains electricity.  
Council Tax band: TBC  
Fibre broadband to the property.

## DIRECTIONS

From Launceston town centre, follow the signposts towards Bude and proceed down St Thomas Road. At Newport roundabout by the White Horse Public House, take the second exit signposted St Stephens Hill and continue up this road. Opposite St Stephens Church, take the left hand turn signposted Egloskerry and Langore. Proceed along the road passing Launceston Golf Club on your right and after approximately 1.5 miles take the right hand fork signposted Langore. Continue past the village green and down the hill through the village for approximately 1 mile and you will come to a cross roads. At the crossroads continue straight over and follow the road for another 0.5 mile, going round a sharp right hand bend and the barns can be found up ahead just past the farmhouse.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available now. RENT: £1200.00 pcm exclusive of all other charges. Private water and drainage (charge per month payable to L:L TBC). One Pet may be considered (extra rent payable if a pet is agreed). DEPOSIT: £1384.00 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 Terra Nova Land Management Ltd 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.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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