



Higher Penrose Farmhouse , North Petherwin,  
Launceston, Cornwall PL15 8LU

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Beautifully presented farmhouse with superb countryside views. Available on a 6 month renewable tenancy.

Launceston 8 miles - Bude 14.5 miles - Plymouth 33 miles

• 3 Receptions Rooms • Kitchen • 4 Bedrooms (2 Ensuite) • Large Gardens & Parking • Available Mid November • Pet Considered • 6/12 months plus • Deposit: £2143.00 • Council Tax band: G • Tenant Fees Apply

£1,850 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE:

Front door to:

### ENTRANCE HALLWAY

Tiled floor, exposed beam, smoke alarm, door to rear.

### FAMILY ROOM

Exposed slate floor, windows to front and rear, radiator, open fireplace on slate hearth.

### LIVING ROOM

Ornate fireplace (not in use), window to rear with fantastic countryside views, radiator, built in cupboard and shelving.

### OLD DAIRY

Windows to front and side, exposed slate floor, 2 granite troughs.

### DINING ROOM

Exposed slate floor, windows to front with window seats, radiator, large wood burner on slate stand with stone surround and original clome oven. Door to rear hallway.

### KITCHEN

Handmade oak wall and base units with dark work surfaces, stainless steel sink unit, windows to side, exposed ceiling beams, smoke alarm, space and plumbing for washing machine and tumble dryer, extractor fan, integrated electric oven with ceramic hob, oil fired Aga, slate flooring, door to side. Further door to:

### REAR ENTRANCE HALL

Exposed slate floor, radiator, electric meter, door to rear.

### CLOAKROOM

White WC and wash hand basin with tiled splash back, fuse box, window to side, extractor fan, radiator, slate floor.

### REAR HALL/STUDY AREA

Exposed slate floor, radiator, smoke alarm, windows to rear with fantastic countryside views, exposed beams, stairs to first floor with under stair storage area.

### FIRST FLOOR LANDING

2 radiators, windows to rear with countryside views, hip beams, 2 smoke alarms.

### BEDROOM 1

Double room, built in cupboard with shelving and hanging rail, 2 radiators, windows to front, door to:

### ENSUITE BATHROOM

Vinyl flooring, white suite comprising WC, wash hand basin with tiled splash back and bath with shower attachment, part tiled wall, window to side, shaver point, heated towel rail, airing cupboard housing hot water tank.

### BATHROOM

White WC with hidden cistern, wash hand basin and bath with shower attachment and tiled surround. Cupboard housing hot water tank, vinyl flooring, shaver point, heated towel rail, window to front.

### BEDROOM 2

Small double room, window to front, radiator.

### BEDROOM 3

Double room, window to rear and side, radiator, built in cupboard, ornate fireplace (not in use), hip beams.

### BEDROOM 4

Double room, windows and door to front, radiator, door to:

### ENSUITE SHOWER ROOM

Vinyl flooring, window to side, white WC with hidden cistern, wash hand basin and corner shower cubicle with mixer shower, all with tiled surround. Heated towel rail and extractor fan.

## OUTSIDE

To the front of the property are 2 lawned areas, enclosed by a wall with a path leading to the driveway with parking for several cars and also a double garage. From the front lawn there are steps up to a large lawn area which continues around the side of the property to the rear. There are various trees and shrubs around the lawn.

## SERVICES

Mains electric.

Monthly water charge £45.00 to be paid to Landlord with monthly rental.

O.F.C.H

Council Tax Band : G

## DIRECTIONS

From Launceston office, turn left on to Western Road and proceed along, bearing down the hill out of town. Continue straight through the traffic lights and at the mini roundabout proceed straight across and up the hill in front of you. Stay on the same road continuing towards Bude on the B3254. After approx 4 miles turn left towards North Petherwin and Tamar Otter Park (before the Countryman Inn). Follow this road into the village of North Petherwin passing the otter park and at the crossroads, go straight across. Continue for approx 2 miles, over a small bridge up a hill and the property can be found as the second property on the left hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available Mid November. RENT: £1850.00 pcm exclusive of all other charges. Pets considered. DEPOSIT: £2143.00 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.

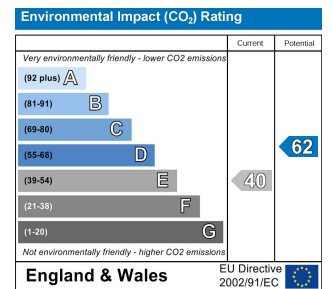
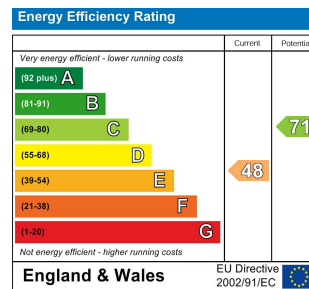
## HOLDING DEPOSIT & TENANT FEES

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.





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