





Property Description

A spacious one bedroom detached barn conversion situated on a working dairy farm.

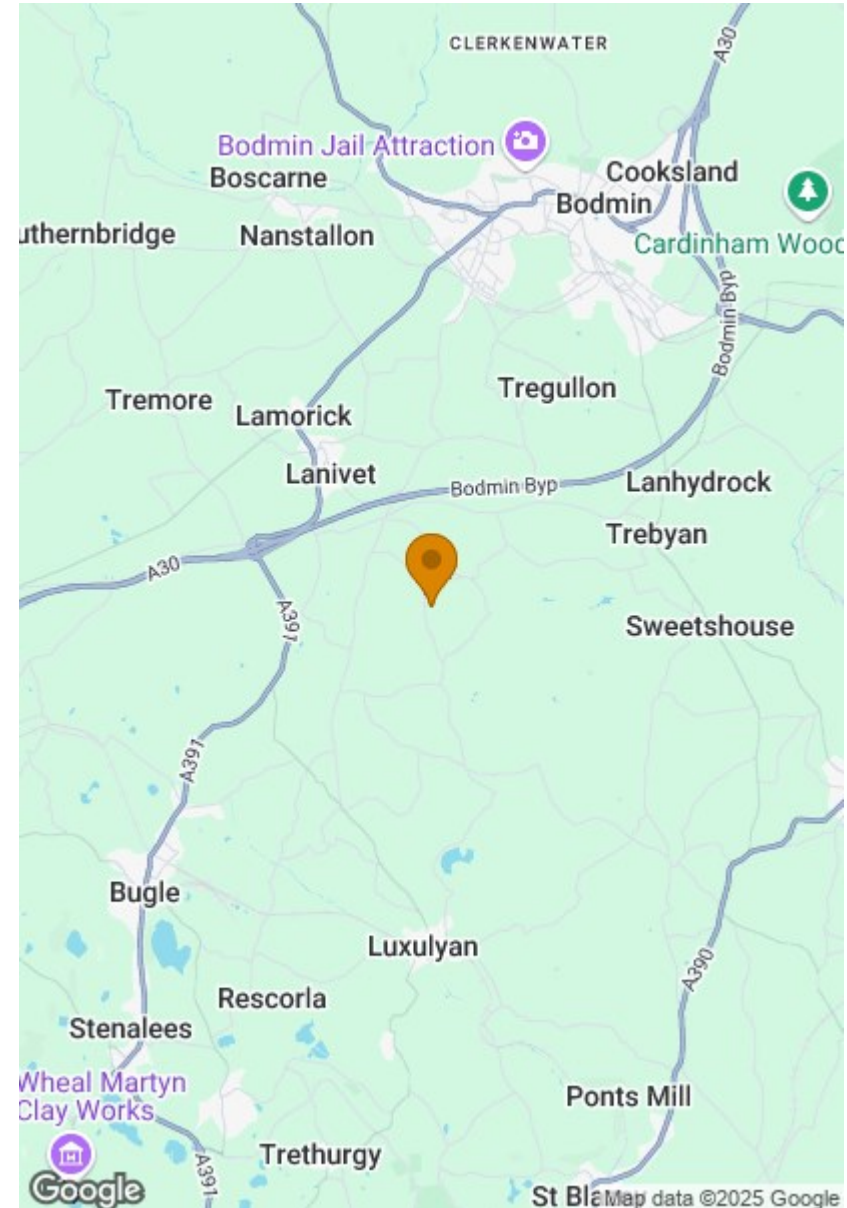
This charming cottage has been finished to the highest of standards and is located in a peaceful setting on the edge of a rural hamlet, yet only 2 miles away from Lanivet. The farm is accessed down a long concrete driveway which leads to Church Meadow Barn, where you will find driveway parking for two to three cars. Inside, the property comprises of a hallway leading into the spacious sitting/dining room with French doors to the garden and a large under stairs cupboard. The kitchen includes an integrated oven & hob, fridge, freezer & dishwasher. Cupboard housing the washing machine and tumble dryer. Rear hallway with stable door out to the parking area & a separate W.C.

Stairs lead up to the landing with a large double bedroom and an en-suite bathroom with a mains fed shower over the bath. The gardens are to both sides and rear of the property and are laid mainly to lawn with patio area.

Oak flooring throughout. The property is available part furnished or unfurnished. The water is on a private supply served by a well (the landlord gets the water supply tested in accordance with The Private Water Supplies Regulations 2016). The property is not on mains drainage and is served by a septic tank.

Oil central heating. Energy Rating D (66). Council Tax Band B. Deposit £920. Sorry, no smokers or sharers. Due to being on a working farm, the property is not suitable for children or pets.

Location



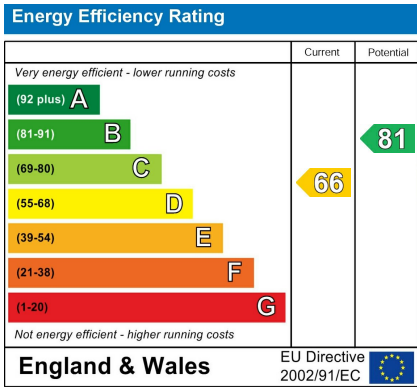
Features

- Barn Conversion On A Working Farm
- Driveway Parking
- Oil Fired Central Heating
- Council Tax Band B
- Private Water Supply
- Septic Tank Drainage

Letting Information

- Rent: £800 Per Calendar Month
- Holding Deposit: £100
- Total Deposit Required: £920
- Local Authority: Cornwall Council
- Council Tax Band: B
- Furnishing: Furnished/unfurnished
- Available From: 25th March 2025

Energy Efficiency Rating



For further information, please call The Accommodation Bureau on 01208 78480.
7 Turf Street, Bodmin, PL31 2DJ. bodmin@theaccommodationbureau.com.

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