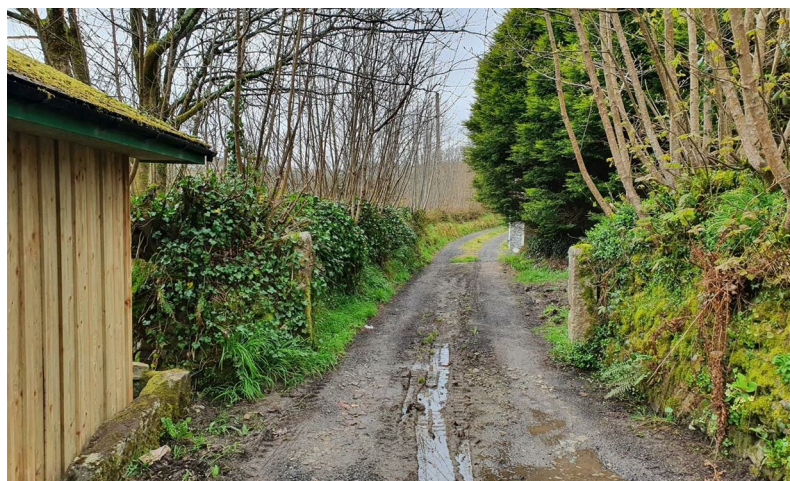


Philip Martin

LETTINGS LIMITED



CARBIS, ROCHE, ST. AUSTELL

£1,100 PCM

www.philip-martin.co.uk

PART BURNEY FARM CARBIS, ROCHE, ST. AUSTELL, CORNWALL, PL26 8JZ

A traditional Cornish smallholding offered on behalf of the Tregothnan Estate with a range of outbuildings, small paddock and with additional land available. Detached cottage with hallway, sitting room, dining room, kitchen, pantry, 3 bedrooms, shower room and further first floor room, ideal for storage etc. Modern farm building with 2 workshop areas, open fronted animal/tractor shed and large first floor storage accessed by an external staircase. Timber summerhouse/studio with electric, further run down store and former outside W/C. The paddock is approximately 0.64 of an acre with approximately 3.5 acres available by separate negotiation - All currently laid to pasture. Parking for 2 vehicles and pets considered.

- Electric Heating
- Pets Considered
- Available Immediately
- Council Tax Band B
- Paddock and Additional Land Available
- Double Glazed Windows
- Useful Range of Outbuildings
- Deposit £1100
- EPC C
- Quiet Rural Location

PORCH

HALLWAY

SITTING ROOM

DINING ROOM

PANTRY

KITCHEN

BEDROOM 1

BEDROOM 2

BEDROOM 3

STORE ROOM

SHOWER ROOM

CREDIT REFERENCES AND DEPOSIT

Prospective tenants will be required to complete an application form and if successful will have to pay a holding deposit equivalent to 1 weeks rent. At that stage we will carry out a credit reference and only once the referencing is successfully completed will the property be formally offered. Prior to occupation the balance of the first months rent and a deposit equivalent to 5 weeks rent will be payable.

DIRECTIONS

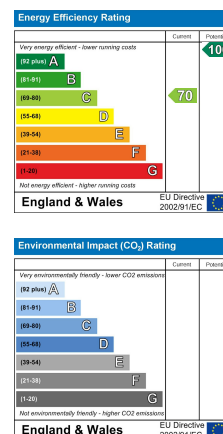
Proceeding through the village of Roche when entering from the A30, turn left at the roundabout next to the Church and follow the road for approximately 1 mile. The entrance lane to the property is the next one after the "handmade knives" sign.

CONTACT US

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RICS

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