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Residential Lettings



Swallows Barn,
Lanhargy, Brayshop, Callington, PL17 8QJ

Newly converted, reverse accommodation barn set in a rural location. Available on a 6 month renewable tenancy.

• 4 Bedrooms (1 ensuite) • Living Room • Kitchen Dining Room • Parking & Garage • Gardens & Paddock • Pet Considered • Available Immediately • Tenant Fees Apply •

£1,450 per calendar month

01566 771800 | rentals.launceston@stags.co.uk

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ACCOMMODATION TO INCLUDE:

Entrance door leading into:

LOWER HALLWAY

Solid oak flooring, windows to the front, radiators, smoke alarm, solid oak stairs rising to the first floor.

BEDROOM 4

Small double room, radiator, window to the rear, solid wooden flooring.

BATHROOM

Newly fitted modern white suite comprising bath with double mixer shower over, WC and wash hand basin with mirror above and vanity cupboards and drawers below. Wooden effect flooring, ladder style heated towel rail, extractor fan.

BEDROOM 1

Double room, solid wooden flooring, radiator, double doors and window to the front, built in bank of wardrobes, door to:

ENSUITE SHOWER ROOM

Wooden effect flooring, window to the rear. Newly fitted modern white suite comprising hidden cistern WC, wash hand basin set in vanity unit with mirror above and large cubicle with mixer shower and sliding door.

BEDROOM 3

Double room, solid wooden flooring, radiator, window to the front.

BEDROOM 2

Double room, window to the front, radiator, solid wooden flooring.

Up to:

LANDING AREA

Solid wooden flooring, radiator, window to the front, velux window, smoke alarm, door to:

CLOAKROOM

Solid wooden flooring, white WC and wash hand basin, ladder style heated towel rail, extractor fan. Door to STORAGE CUPBOARD with shelving.

LIVING ROOM

Radiators, windows to the rear and side, wall mounted flat screen TV (no freeview), solid wooden flooring, velux window.

KITCHEN DINING ROOM

Newly fitted range of cream wall and base units with high shine work surfaces. Integrated appliances including fridge freezer, dishwasher, double oven, microwave and ceramic hob with stainless steel extractor hood above. Solid wooden flooring, 1½ bowl sink unit, radiators, double doors to Juliet balcony at the front and double doors to paved area with steps leading down to the garden at the rear. Smoke alarm.

OUTSIDE

The property is accessed via an unmade drive, which leads to a gravelled parking area for several cars. There is a single garage and lawned gardens surround the property.

There is a paddock of approximately 0.5 acres included in the tenancy.

SERVICES

Mains electricity.

Private water (bore hole) and septic tank.

O.F.C.H.

Council tax band: TBC

Gardening service available by separate negotiation for the main garden and the trimming of the private driveway.

DIRECTIONS

From Launceston proceed to the village of South Petherwin on the B3254. Continue through the village and stay on the road for approx a further 4 miles until reaching the cross roads at Congdons Shop. At crossroads turn left, continuing on this road for approximately 4 miles, passing through the village of Coads Green. You will then come to a left hand turning signposted for Lanhargy. Take this turning and follow the lane for approximately ½ mile where the property can be found on the right hand side.

LETTINGS

The property is available to rent on an initial six month Assured Shorthold Tenancy with the option to renew or extend subject to agreement. RENT: £1450 per calendar month exclusive of all charges. DEPOSIT: £1550 returnable at the end of the tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Unfurnished. No DSS/Smoking. Pet Considered. Available Immediately.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled. For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

SPECIAL NOTE

The neighbouring annexe will occasionally be used by the Landlords for a few nights a time. The annexe has a sub meter for the electric shared with the main barn so this will be paid to the tenant separately by the landlord.





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