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Residential Lettings



Rough Park, West Downs  
Delabole, PL33 9EA

Detached, character property set in a peaceful location with beautiful sea views. Available to rent until 15th May 2018.

• Living Room & Kitchen/Diner • 4 Bedrooms (2 ensuite) • Underfloor Heating  
• Large Gardens • Rent includes some Utilities • Fully Furnished • Available  
Immediately • Tenant Fees Apply •

**£950 per calendar month**

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

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## ACCOMMODATION TO INCLUDE:

Entrance door leading into:

### SUNROOM

Windows to the front, slate floor, door to:

### HALLWAY

Slate flooring, stairs rising to the first floor and step up to the kitchen, small built in cupboard and under stair storage.

### CLOAKROOM

Slate flooring, white WC and wash hand basin set in vanity unit with cupboard below, small window to sun room.

### LIVING ROOM

Slate floor, windows and door to the front, wooden ceiling beams, modern wood burner set on slate hearth with wooden mantle. To the opposite end is an open fire with stone surround and metal grate. Wall lights, CO alarm, smoke alarm, steps up to master bedroom.

### UTILITY ROOM

Slate floor, door to garden, Butler style sink set in wooden work surfaces. Washing machine, tumble dryer, wooden bench and coat hooks.

Door off hallway to steps down to:

### PLAYROOM

Slate floor, windows overlooking gardens, door to:

### GUEST SUITE

Step down from playroom to small hall with slate floor and doors to:

### BEDROOM 4

Large double room, slate floor, windows and door to front, smoke alarm, wooden ceiling beams.

### WET ROOM

Marble floor, window to the side, modern white WC and wash hand basin set in work surface, open shower cubicle with curtain and mixer shower. Part tiled walls, heated towel rail, shaver point.

### KITCHEN/ DINER

Window to front and sides with far reaching views of the sea and surrounding countryside. Wooden wall and base units with wooden work surfaces, furnished, double Butler style sink unit, electric Aga set in stone fireplace, slate floor, doors to garden.

### FIRST FLOOR LANDING

Radiator, built in airing cupboard.

### BATHROOM

White WC, wash hand basin set in vanity unit with cupboard below, cubicle with tiled surround and mixer shower and freestanding roll top bath. Circular window to the side, shaver point.

### BEDROOM 3

Double room, window to the front, small built in cupboard, radiator.

### BEDROOM 2

Double room, radiator, window to the front, built in cupboard.

## MASTER SUITE

With door to small hall and further doors off to:

### ENSUITE SHOWER ROOM

White WC, wash hand basin set in vanity unit with cupboard below and cubicle with tiled surround and mixer shower. Heated towel rail, tiled floor, window to the side, shaver point.

### STUDY

Built in desks and shelving, radiator, windows to the sides overlooking the sea, surrounding countryside and gardens.

### MASTER BEDROOM

Large double room, large picture window to side with beautiful surrounding views, doors leading out to small terrace with steps to garden, radiator.

### OUTSIDE

The property is surrounded by large gardens mainly laid to lawn with mature plants, shrubs and bushes. There is a greenhouse, small vegetable plot and various patio areas. There is a gated orchard area with a pond.

### SERVICES

The monthly rental is inclusive of some utilities including: Gardener, cleaner, TV licence, basic phone and fibre optic broadband.

Council Tax TBC.

Electricity and water will be billed by the L:L on a quarterly basis and payment is to be paid directly to them.

### SITUATION

The property enjoys a most appealing location on the fringe of the small hamlet of Treligga, a collection of primarily period style cottages, which is located on a no-through road less than one mile from the Cornish coast. The very private and picturesque beach at Tregardock can be accessed at the appropriate tide times by foot. Treligga is less than two miles from the self contained village of Delabole with its post office / general store catering for day to day needs, garage and public house. The popular coastal villages of Rock and Polzeath are less than six miles from the property. The picturesque village of St Teath and the charming fishing harbour of Port Isaac afford similar facilities. The former market town of Camelford is some 6 miles away. Wadebridge is located 11 miles to the south west and provides access to the Camel Trail cycle track, linking Wadebridge with the picturesque fishing village of Padstow. At Wadebridge there is a range of restaurants, boutiques and supermarkets and access via Bodmin to the A30 trunk road which links the cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport.

### DIRECTIONS

From Stags office turn right onto Western Road, at the roundabout take the 1st exit signposted Bodmin, proceed on the A30 and take the 2nd exit signposted North Cornwall. At the roundabout take the A395 signposted North Cornwall, proceed on this road passing through Hallworthy. Continue for approximately a further 3 miles and at the T-junction take the left hand turn onto the A39 signposted Wadebridge. In approximately 1½ miles take the turning left signposted for Port Isaac and Delabole. Follow this road down, over the bridge and up again and at the staggered crossroads, go straight over, signposted for Delabole. Continue along this road for approximately 3½ miles passing through Delabole,







Kensley House, 18 Western Road, Launceston, Cornwall, PL15 7AS  
Tel: 01566 771800  
Email: rentals.launceston@stags.co.uk

