



Treharrock Manor



# Treharrock Manor

Port Isaac, Port Isaac, Cornwall, PL29 3TA

Port Isaac 2 miles - Polzeath 4 miles - Rock 5 miles

Georgian Manor House set in large gardens with meadow & woodland, moments from the sea in a fabulous coastal location. Available to rent on a Winter Let basis.

- Large Farmhouse Kitchen
- 6 Bathrooms
- Large Gardens, Meadow & Tennis Court
- Available on a Winter Let basis
- 10 Bedrooms
- 4 Reception Rooms
- Fully Furnished
- Tenant Fees Apply

£4,500 Per Calendar Month

## ACCOMMODATION

This beautifully presented Georgian Manor House enjoys spacious, fully furnished accommodation, ideal for entertaining. Accessed through the attractive foyer to the entrance hall, the ground floor has a south facing dining room with ornate fireplace, a farmhouse kitchen with a dining table to seat 10 people, an Aga and a Range style cooker, a utility room with two dishwashers and a large, dual aspect living room with feature fireplace and windows overlooking the pond. Also on the ground floor is a snug with woodburner, an office, TV, wet room and a boot room/utility.

From the entrance hall, steps lead down to the basement area which enjoys a cinema room with projector screen, sofas and a woodburner. Adjacent to this is a games room with full size snooker table.

The first floor can be accessed from the main entrance hall or via a second staircase in the inner hall and comprises 10 bedrooms, 6 double and 4 twin, 2 bathrooms and 2 shower rooms. Bedroom 1 (Trebarwith) and Bedroom 10 (Greenaway) have en suite shower rooms.

## OUTSIDE

A tree lined driveway leads up to the property where there is parking for several cars and a terrace area with table and chairs. The beautiful, south-facing gardens are to the front of the property with a large pond and all weather tennis court, surrounded by mature woodland providing peaceful walks and a meadow.



## SERVICES

Mains water & drainage (inclusive).

Mains electricity (payable to the L:L).

O.F.C.H.

Lawn cutting services, Superfast broadband & Council Tax charges are inclusive on the rental.

## SITUATION

Secluded on the Cornish hinterland, just 2 miles from the picturesque fishing village of Port Isaac. The village itself has a thriving community and offers a range of local facilities and amenities catering for day to day needs. These include doctor's surgery, primary school, public houses, excellent restaurants including the Michelin starred restaurant run by Nathan Outlaw and regular local bus services to nearby towns. Perhaps best known for its association with a number of TV series the village itself was the backdrop for the first series of Poldark in the 1970s and since 2004 the location for the TV series Doc Martin. In years gone by it was a busy trading and fishing port with a myriad of narrow streets and traditional cottages arranged around the beach and harbour. The first sea wall was constructed during the reign of Henry VIII but has long since yielded to two strong stone quays protecting the village and harbour from the Atlantic Ocean.

## DIRECTIONS

From Stags office turn right onto Western Road, at the roundabout take the 1st exit signposted Bodmin, proceed on this road and at Kennards House branch left signposted North Cornwall, at the roundabout take the A395 signposted North Cornwall, proceed on this road passing through Hallworthy. Continue for approx a further 3 miles and at the T-junction take the left hand turn signposted Wadebridge. In approximately 1½ miles take the turning right signposted for Port Isaac/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 passing through Delabole and Pendoggett. On passing the brown 'Welcome to Port Isaac' sign, take the next left hand turning signed Tregyllis Farm. After a short distance along, the entrance to the property will be found on the left.

## LETTING

The property is available to rent on a Winter Let Agreement for a fixed term period. RENT: £4500.00 per calendar month inclusive of water, broadband, lawn cutting and council tax charges. DEPOSIT: £5500 returnable at the end of the tenancy subject to any deductions. Usual references required. Fully furnished. No DSS/Smoking. Available now until End of March 2021.

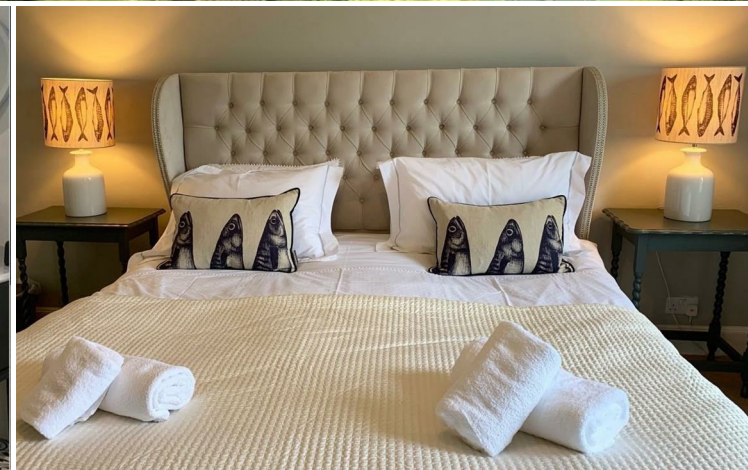
## TENANT FEES

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 £180 (£150 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.

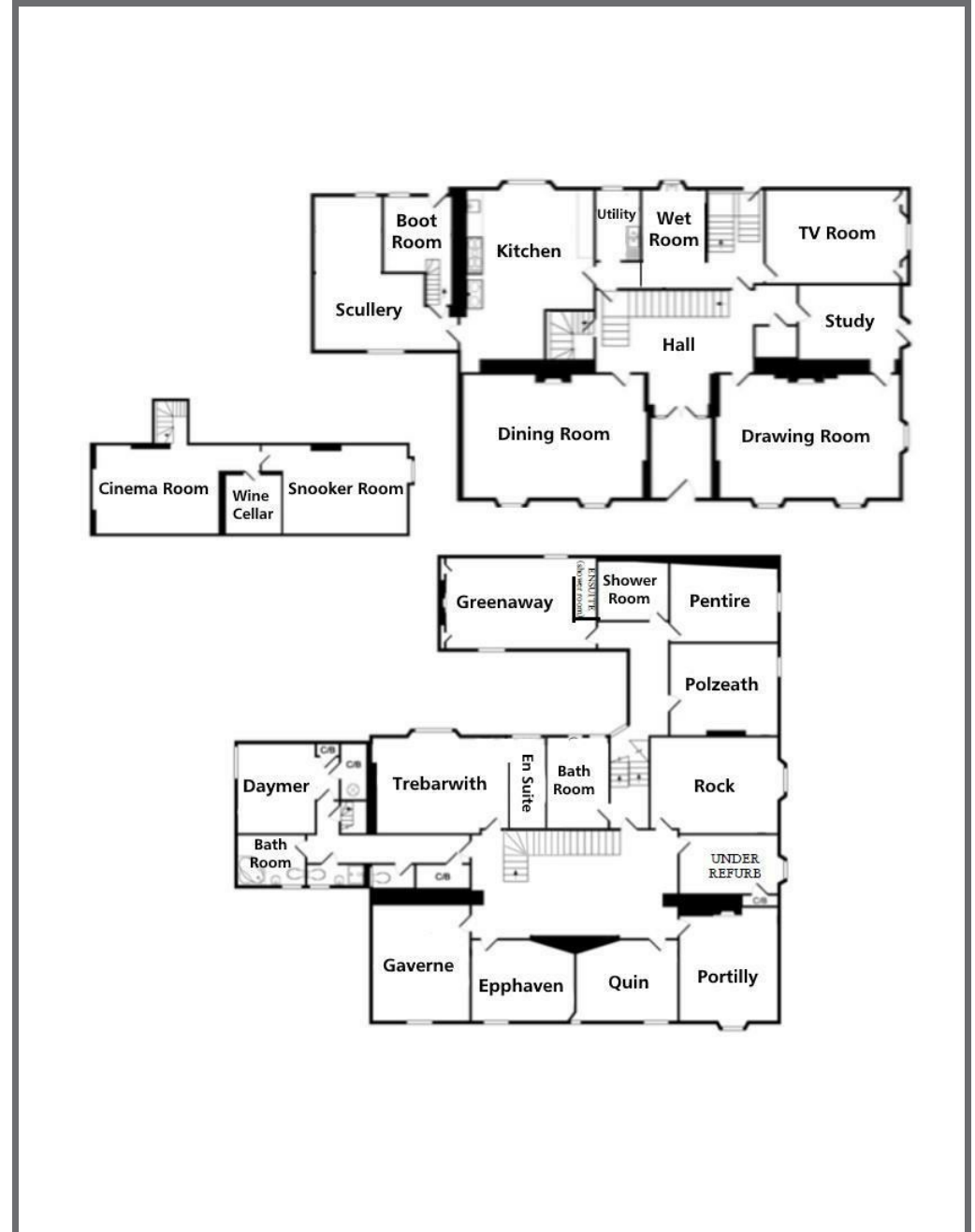
For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## 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.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	77
England & Wales		EU Directive 2002/91/EC	

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