



The Linhay The Linhay, Polyphant, Launceston, Cornwall
PL15 7PS

Detached, single storey barn conversion set in sought after village location. Available to rent on a 12 month renewable tenancy.

Launceston 5 miles - North Cornish Coast 14 miles - Plymouth 26 miles

• 2 Bedrooms • Living Room with Woodburner • Enclosed Courtyard Area • Allocated Parking Space • Available September • One Pet Considered (terms apply) • 12 months plus • Deposit: £1009.00 • Council Tax band: B • Tenant Fees Apply

£875 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:

Stable style front door into:

KITCHEN AREA

Fitted base units with work surfaces above, tiled splash back, integrated electric oven and gas hob with extractor hood above. Space for fridge freezer, wooden flooring, dishwasher, space and plumbing for washing machine, window to the front, radiator, opening into:

LIVING ROOM/ DINER

Window to the front, exposed ceiling beams and 'A' frame, double doors to courtyard, wood burner set on slate hearth.

HALLWAY (leading off kitchen)

Doors leading off to all rooms.

BEDROOM 2

Small double room, window to the front, wall lights.

BEDROOM 1

Double room, windows to the front, wall lights.

BATHROOM

White wash hand basin set in vanity unit, free standing roll top bath with shower attachment, high cistern WC. Tiled flooring and part tiled walls.

OUTSIDE

To the side of the property is an enclosed courtyard area with a small storage shed and an allocated parking space.

SERVICES

Mains water, drainage & electricity.

LPG bottled gas for hob.

Electric heating & hot water- new boiler 2024.

Council Tax band: B (C.C).

Ofcom predicted broadband services - Standard:

Download 18 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data:

Internal - EE, O2, Three- Limited. Vodafone- Likely.

External - EE, Three, O2 & Vodafone- Likely.

SITUATION

The property is well positioned alongside the picturesque village green in the sought after village of Polyphant within a conservation area and within walking distance of the village's everyday shop. Conveniently located less than a mile from the A30, the peaceful village also has a recently opened GP surgery and Methodist Chapel. The nearby village of Lewannick has a further range of amenities including a public house, primary school, post office and village shop whilst the popular moorland public house, The Rising Sun, is approximately 3 miles in the opposite direction with a range of fine food and drink. Trethorne Hotel and Golf Club with its scenic and award

winning 18 hole golf course is approximately 2 miles away, with the town of Launceston roughly 5 miles distant offers numerous shops, banks, boutiques, sporting and social clubs, a fully equipped leisure centre and a further 18-hole golf course, along with doctors', dentists' and supermarkets.

DIRECTIONS

From Launceston, head along Western Road and at Pennygillam roundabout, take the first left towards Bodmin. Continue along the dual carriageway for approximately 5 miles and at the dip in the road at Two Bridges, turn right signposted Polyphant and Blackhill Quarry. Continue on this road through to the village green where you will find the property on your left.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available September. RENT: £875.00 pcm exclusive of all other charges. One pet considered. Where the agreed let permits a pet the rent will be £900.00 pcm. DEPOSIT: £1009.00 Returnable at end of 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). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. 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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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



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