



Causilgey Manor Tregavethan, Truro, Cornwall TR4 9EP

Causilgey Manor is a beautiful Grade II listed traditional stone manor house, dating from 1870. It has recently undergone a comprehensive refurbishment to provide an exceptional contemporary and spacious family home, whilst retaining all of its original features and charm. Its sylvan setting provides both privacy and wonderful countryside views towards Truro and yet it is just 4 miles from the city in a small hamlet of around 10 properties.

• MANOR HOUSE • EXCEPTIONAL RESTORATION • 8 BEDS (5E/S) • 5 RECEPTION ROOMS • PETS POSSIBLE • STABLING AVAIL • APPROX 2.5 ACRES OF PADDOCK AVAIL • AVAIL NOW • MINIMUM 12 MONTHS • TENANT FEES APPLY

£3,500 Per Calendar Month

01872 266720 | rentals.truro@stags.co.uk

ENTRANCE HALL

A beautifully presented foyer with highly polished floor tiles which leads to most of the ground floor rooms. Underfloor heating.

DRAWING ROOM

A good sized reception room with fireplace and window to the side

LIVING ROOM

An imposing and spacious family room with impressive fireplace and large window overlooking the grounds to the front of the property

FAMILY ROOM

A large and bright dual aspect room that takes full advantage of the views over the grounds and countryside. With a striking marble fireplace and French doors to the loggia and side garden. Generous proportions.

KITCHEN/DINING ROOM

An exceptionally well designed and planned kitchen with deep work spaces, double stainless steel sink, integral appliances (large fridge freezer, dishwasher, microwave) and a large electric Aga. Central island offering additional work space with wine chiller beneath. At the far end is a spacious and bright dining area with a Volkswagen Camper Van Bar with which to serve your guests their favourite tippie! In all, this is a sociable room, offering space to enjoy both family life or to entertain. Underfloor heating.

SEWING ROOM

Traditional tiling in this circular room and enjoying many windows, whilst traditionally thought to be used as a sewing room, it now serves for a wide variety of uses. Leads to utility, shower room, and far staircase.

STUDY

Spread over two floors with spiral staircase to access upper floor. Views over the garden.

UTILITY

Large room with a range of wall and base units, sink and drainer unit. Space for 3 washer dryers. Stairs to first floor and door to rear hall and shower room

MASTER SUITE

An exceptionally large and beautifully presented bedroom with breathtaking countryside views through the row of windows at the front. The same at the rear over looks the courtyard. Vaulted ceiling. Large en-suite with shower enclosure, w.c, sink and heated towel rail.

BEDROOM 1

A further large double bedroom enjoying a built in wardrobe and front facing window

BEDROOM 2

A very large en-suite bedroom with built in wardrobe and window to the front

BEDROOM 3

Large double en-suite bedroom with built in wardrobe and window to the front.

BEDROOM 4

Smaller double bedroom with a window to the front

BEDROOM 5

Double en-suite bedroom with window to the rear.

BEDROOM 6

Double bedroom with en-suite shower room Window to the rear.

BEDROOM 7

A 2nd floor suite thought to have been servants quarters historically. With dressing room (large wardrobe included) bedroom and en-suite shower room. Window to the front and rear and accessed via a private staircase.

BATHROOM

First floor. With glass atrium style roof. Spacious. Claw foot bath. W.c, sink and radiators

SHOWER ROOM

Ground floor. Large shower enclosure, w.c and sink

CLOAKROOM

Accessed from the kitchen, with w.c and sink.

OUTSIDE

Beautiful south facing gardens to the front of the property. Small copse to one side and further garden area below. Parking for several vehicles within the gravelled courtyard. Further parking and storage available adjacent to the Dairy yard. Timber garage and timber store available.

STABLES AND PADDOCKS

Adjacent to the manor there is a barn containing 4 stables and tack room together with paddocks reaching around 2.5 acres, this is available upon request

PETS

Pets permitted upon prior approval and subject to signing a Pet Agreement.

SERVICES

Mains electricity
Oil central heating
Private Water and drainage included in the rent
Council Tax Band H
EPC Band E
CATV hard-wired throughout
BT Superfast fibre broadband
CCTV system and alarm
Electric gate access

SITUATION

Tregavethan is a small hamlet approximately 4 miles out from the city centre where countryside views can be enjoyed yet a short drive will take you into Truro. The county city of Truro offers much of interest including the theatre, a number of excellent restaurants and shopping. There are many beaches within easy reach, including Perranporth and St Agnes approximately 5 miles away. Perfect for those who enjoy watersports and sailing as there are plenty of opportunities here too.

DIRECTIONS

From our office take the B3284 and drive through Shortlanesend and Allet heading towards the A30. Drive past the turning on the left for Roseworthy and take the next left turning signposted to Tregavethan. A short way along this road there will be a fork in the road - take the right hand lane and follow this to the end. The property will be visible on the left.

LETTING

This property is available to rent long term on an Assured Shorthold Tenancy. Rent is £3,500pcm and the deposit is £4,038 refundable at the end of the tenancy less any agreed 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. Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

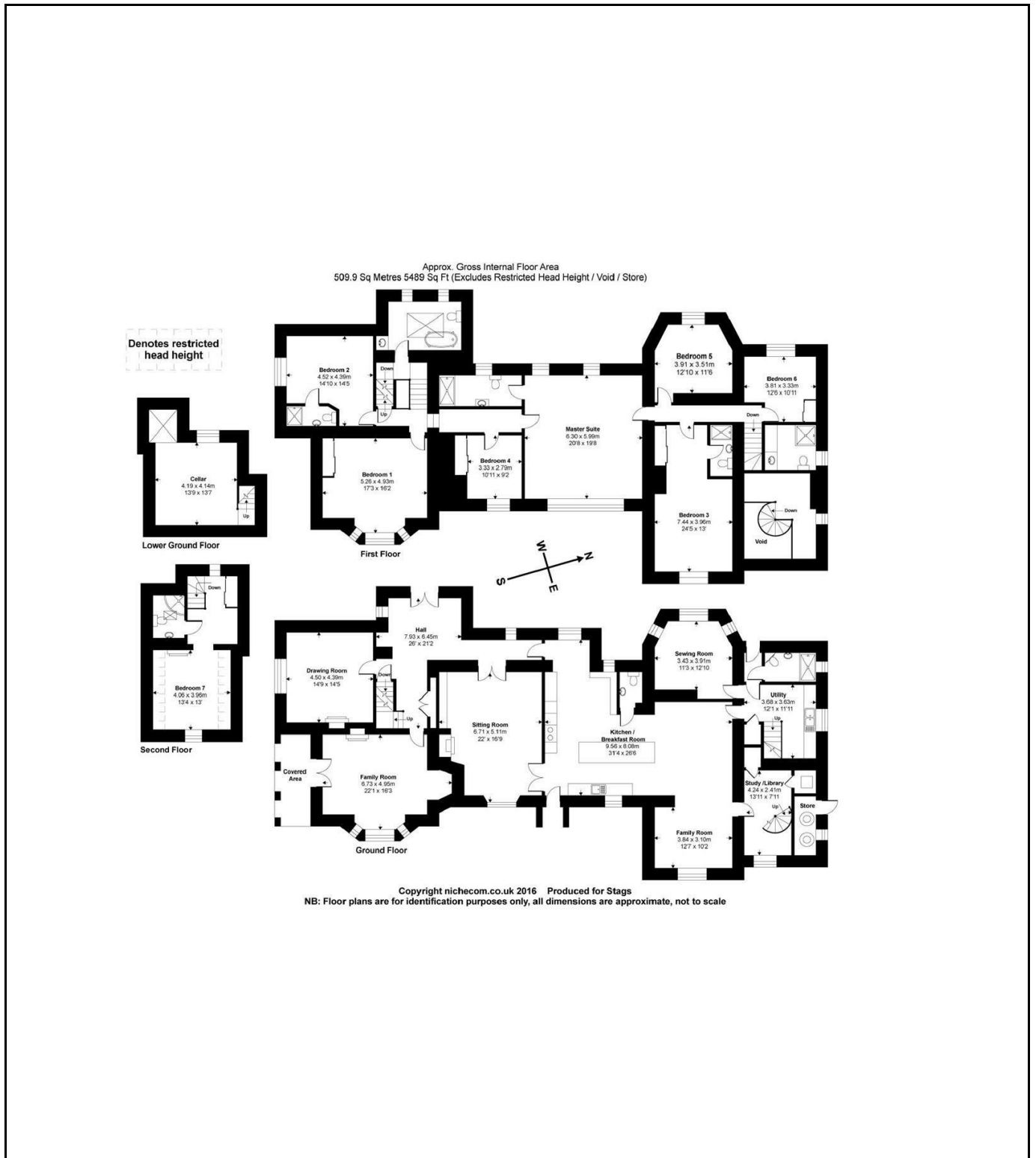
HOLDING DEPOSIT AND TENANT FEES

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.



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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			
England & Wales		78	42
EU Directive 2002/91/EC			