



The Manse Canworthy Water, Canworthy Water,  
Launceston, Cornwall PL15 8UW

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Detached 4 bedroom family home, set in a  
peaceful village. Available on a long term let.

Launceston 10.6 miles - Bude 11.8 miles - Boscastle 10.2 miles

• 4 Bedrooms • 3 Receptions Rooms • Wrap-around Gardens • Village  
Location • Available Now • Pet Considered • Long term let • Deposit:  
£1730.00 • Council. Tax band: E • Tenant Fees Apply

£1,500 Per Calendar Month

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## ACCOMMODATION TO INCLUDE:

Side entrance door leading into:

### UTILITY ROOM

Vinyl flooring, oil fired boiler, space and plumbing for washing machine, window to front and side, door to:

### CLOAKROOM

White WC and wash hand basin, obscured window, vinyl flooring.

### KITCHEN

Range of white wall and base units with work surfaces above and stainless steel sink unit. Space and plumbing for dishwasher, integrated electric cooker and ceramic hob with extractor over, window to front, vinyl flooring. Door to WALK IN PANTRY with shelving, obscured window and vinyl flooring.

### DINING ROOM 9'4" x 12'1"

Radiator, dual aspect overlooking the garden, ornate Aga (not in use), built in cupboard.

### HALLWAY

Tiled floor, stairs rising to the first floor with cupboard under, radiators.

### LIVING ROOM 12'2" x 16'0" inc bay

Dual aspect overlooking the garden, radiator.

### OFFICE/PLAY ROOM 12'2" x 12'4" inc bay

Window to the side, radiator, wall mounted shelving.

### FIRST FLOOR LANDING

Smoke alarm, large decorative obscured window, built in cupboard housing hot water cylinder.

### BEDROOM 1 12'9" x 16'6"

Double room, radiator, built in wardrobe, windows to side.

### BEDROOM 2 12'3" x 15'11"

Double room, dual aspect, radiator, built in wardrobe, ornate fireplace (not in use).

### BEDROOM 3 12'2" x 9'10"

Double room, dual aspect ornate fireplace (not in use), radiator.

### BATHROOM

Modern suite comprising WC, wash hand basin and bath with electric shower and screen over. Tiled flooring, part tiled walls, ladder style heated towel rail, obscured window.

### BEDROOM 4 9'8" x 7'5"

Small double room, window to the front, radiator.

### OUTSIDE

The property benefits from wrap-around lawned gardens, featuring a variety of mature shrubs and bushes, and enclosed by a combination of hedging and fencing.

### SERVICES

Mains electricity & water.

Private drainage- septic tank.

O.F.C.H.

Council Tax band: E (C.C).

Ofcom predicted broadband services - Standard: Download 23 Mbps, Upload 1 Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE, Three, Vodafone- Limited. O2- None. External - EE, Three, Vodafone- Good. O2- Variable.

## SITUATION

The property lies in the rural village of Canworthy Water, approximately 10 miles from the former market town of Launceston. Launceston offers; a 24-hour supermarket, Marks & Spencer Food Hall, fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. From Launceston, there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter and at Exeter there is access to the M5 motorway network, main line railway station serving London Paddington and an international airport. The coastal resort of Bude is some 11 miles to the north with extensive sandy beaches and cliff walks.

## What3words

///revamped.bonkers.flukes

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1500.00 pcm exclusive of all charges. DEPOSIT: £1730.00 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.

Pets may be considered at this property subject to a vetting application.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

## 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.

## RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).



*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			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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