

STAGS

The Annexe Botathan Farm, South Petherwin, Launceston, Cornwall PL15 7JL

One bedroom annexe located on a working farm. Available to rent on a long term tenancy.

Launceston 4.6 miles - Liskeard 13.8 miles - Plymouth 26.4 miles

• Open Plan Kitchen/Living Room • One Bedroom • Shower Room • Working Farm Location • Available Now • Landlord Prefers No Pets • Long Term tenancy • Deposit: £750.00 • Council Tax Band: A • Tenant Fees Apply

£650 Per Calendar Month

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

ACCOMMODATION TO INCLUDE:
Entrance door leading into

LIVING ROOM
Window to the front, radiator, laminate flooring, doors to bedroom & shower room. Opening into:

KITCHEN
Range of fitted wall and base units with sink unit and work surfaces above, laminate flooring. Window to the front, integrated electric cooker and ceramic hob with extractor hood over, integrated under counter fridge, microwave and slimline dishwasher. Space for washing machine and under counter freezer, gas fired boiler.

SHOWER ROOM
White suite comprising WC, wash hand basin and corner cubicle with mixer shower. Tiled walls and floor, ladder style heated towel rail, velux window.

BEDROOM
Small double room, fitted open fronted wardrobes, door to outside.

OUTSIDE
To the side of the property is parking for two cars.

SERVICES
Mains electricity (invoiced monthly by L:L).
Private water & drainage (invoiced monthly by L:L)
G.F.C.H
Council Tax band: A (C.C).

Ofcom predicted broadband services - Standard: Download 2 Mbps, Upload 0.4 Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - Three, O2, EE- Limited. Vodafone- none. External - EE, Three, O2- Good. Vodafone- Variable.

SITUATION
The property is situated on a working farm, in a rural yet accessible location, off a country lane and only 4.5 miles from the town of Launceston which has a wide range of facilities including 24-hour supermarket, doctors, dentists and veterinary surgeries, two testing 18-hole golf courses, fully equipped leisure centre with 25m pool and numerous sporting and social clubs. The vital A30 trunk road can be accessed at Launceston and links the Cathedral Cities of Exeter and Truro.

DIRECTIONS
From the Launceston Stags office turn right along Western Road and continue through the traffic lights until reaching Pennygillam roundabout. At the roundabout take the 3rd exit signposted to South Petherwin. Continue along this road for approx 1.5 miles until the road forks. Take the right fork, passing the school on your left. Continue along this road until the road starts to bend to the right. On that bend is a left turn (straight ahead), take that turn. Follow this road along, then take the 1st left turning. Follow the drive down towards the farmyard, follow the road to the right and the property will be found in front of you.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available now. RENT: £650.00 pcm exclusive of all charges. DEPOSIT: £750.00 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.
The Landlord would prefer no pets residing at this property.

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.

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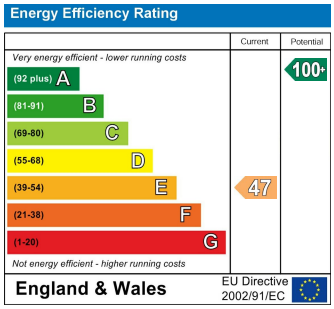








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



arla | propertymark PROTECTED

STAGS

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