

STAGS

Walston Barn , Rezare, Launceston, PL15 9NU

Spacious, single storey barn conversion in a semi rural location. Available to rent on a long term tenancy.

Launceston 6 miles - Callington 6 miles - Plymouth 21 miles

• Open Plan Kitchen/Diner • Living Room • 8 Bedrooms • Garden & Parking • Available December • Pet Considered • Long term Let • Deposit: £1961.00 • Council Tax band: E • Tenant Fees Apply

£1,700 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Entrance door leading into:

KITCHEN/DINER 25'11" x 14'1"

Range of fitted beech effect wall and base units with work surfaces, stainless steel sink unit and tiled splash backs. Window to the side, integrated double oven and induction hob with extractor above, space for fridge freezer and dishwasher, slate tiled flooring, built in cupboard housing heating controls. Door to side garden and rear.

LIVING ROOM 20'4" x 16'4"

Windows to front and side, wood burner set on slate hearth, door to front.

HALLWAY (off dining area)

Smoke alarm, door to rear and front, built in airing cupboard.

CLOAKROOM

WC and wash hand basin, part tiled walls, tiled flooring.

BEDROOM 1

Small double room, window to the side.

WET ROOM

White WC and wash hand basin, mixer shower. Tiled flooring and walls, sky light.

BEDROOM 2

Double room, dual aspect windows with countryside views, wash hand basin set in vanity unit.

BEDROOM 3

Double room, window to rear with countryside views.

BEDROOM 4

Small double room.

BEDROOM 5

Small double room.

UTILITY ROOM

Work surface with base cupboard under, stainless steel sink unit and appliance space for washing machine, tumble dryer and fridge freezer, window to the front.

BEDROOM 6

Small double room, window to the side.

ENSUITE SHOWER ROOM

White WC, wash hand basin and cubicle with mixer shower. Tiled walls and flooring, extractor fan and light with shaver point.

BEDROOM 7

Double room, window to the side.

WET ROOM

White WC, bath and wash hand basin, shower area. Tiled flooring and walls, sky light.

BEDROOM 8

Double room, window to rear with countryside views, wash hand basin set in vanity unit.

OUTSIDE

The property offers two parking spaces to the front, with a gated side entrance leading to an additional parking space. The enclosed side garden is mainly laid to lawn, alongside a paved seating area. There is use of a storage shed, which houses the neighbouring property's meters. The side garden enjoys countryside views and steps lead down to a small rear courtyard.
Additional parking is available by separate agreement.

SERVICES

Mains electricity & water.
Private drainage.
O.F.C.H. (underfloor heating)
Council Tax band: E (C.C)

Ofcom predicted broadband services - Standard: Download 3 Mbps, Upload 0.5 Mbps. Superfast: Download 44 Mbps, Upload 8 Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - EE-Limited, O2- Good, Three & Vodafone- Limited. External - EE, Three, O2 & Vodafone- Good.

SITUATION

The property provides spacious accommodation with disabled access and versatile living. It is located next to a working farm and sits tucked away in a secluded yet accessible location. The small rural hamlet of Rezare is 0.5 miles and the village of Treburley on the A388 is 1.5 miles. The historic and former market town of Launceston is 5 miles to the north and offers a 24 hour supermarket, M&S Food Hall, doctors', dentists' and veterinary surgeries. There is also the local leisure centre with 25m swimming pool other leisure facilities such as the two testing 18-hole golf courses nearby. The A30 can be joined at Launceston, connecting the Cathedral Cities of Truro to the west and Exeter/M5 motorway to the east.

DIRECTIONS

From Launceston take the A388 road south towards Callington. In the village of Treburley, opposite the Springer Spaniel Inn, take the second of the two left hand turnings signposted to Beals Mill. Follow Lane for approximately half a mile and take the left hand turning signposted for Rezare. The property will be found a short distance along as the second on the right hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available December. RENT: £1700.00 pcm exclusive of all charges. DEPOSIT: £1961.00 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.

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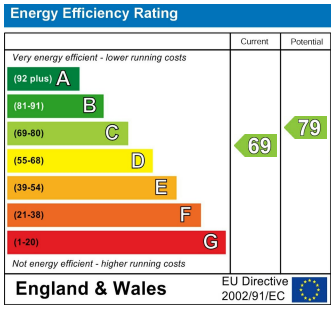








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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



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STAGS

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