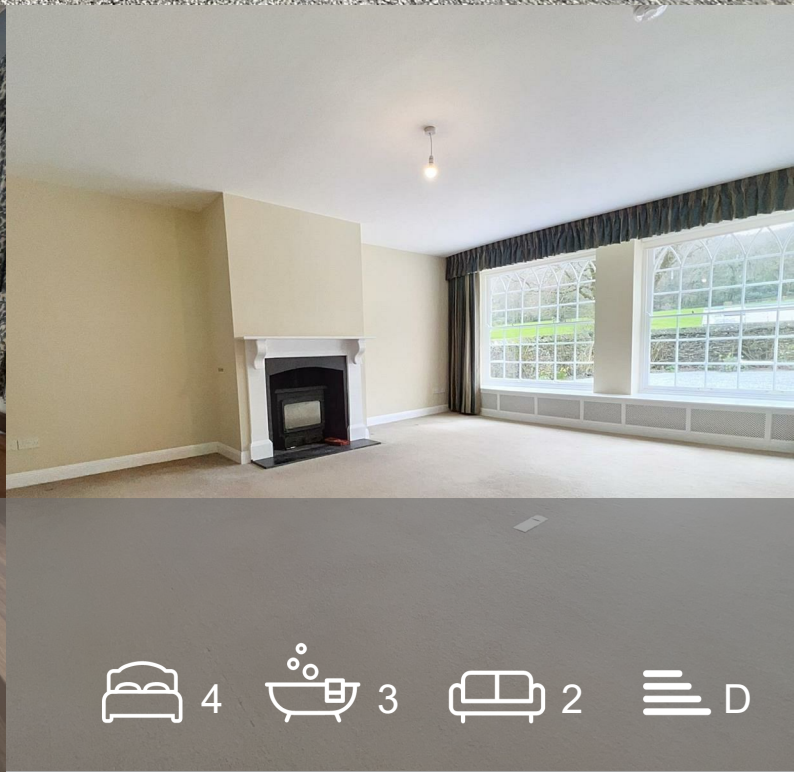




the
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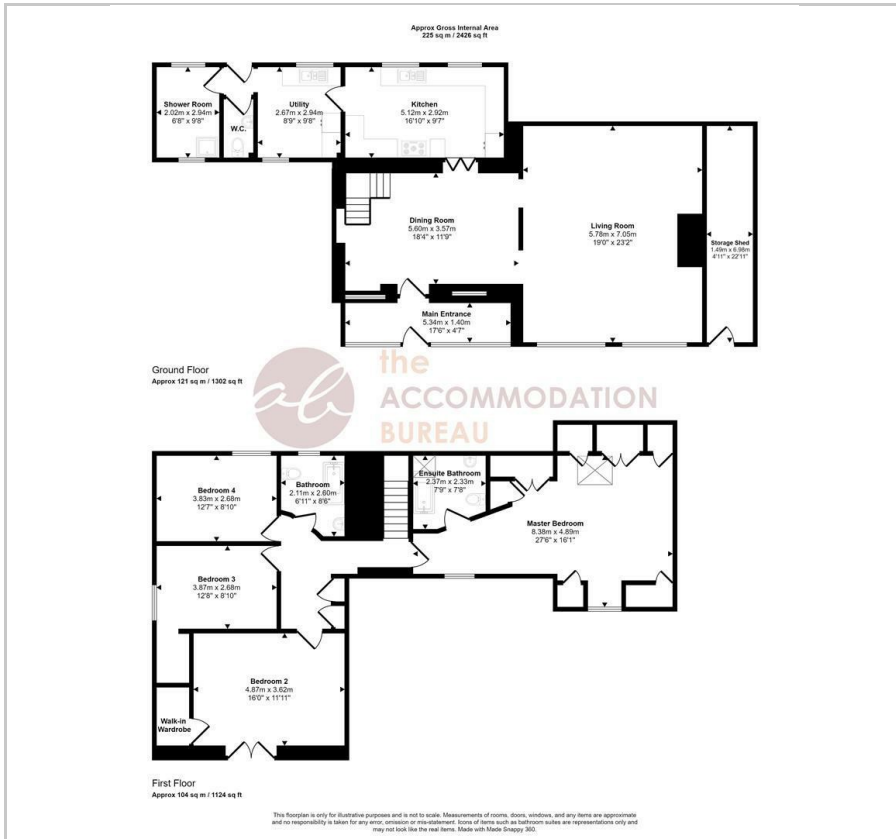
The Coach House

Garlenick Grampound, TR2 4RE

£1,500 Per Calendar Month



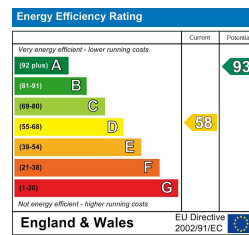
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact The Accommodation Bureau Pool Office on 01209 717378 if you wish to arrange a viewing appointment for this property or require further information.

- Substantial Country Home
- Set on a Country Estate
- Central Location
- 4 Bedrooms, 3 Bathrooms
- Presented in Excellent Order
- Just 10 Miles from Truro



A substantial 4 bedroom detached home set on a rural country estate, yet only a few miles from Truro

This impressive home is set on the Garlenick Estate, just outside the village of Grampound. Consisting in detail of:- Large entrance porch leading to dining room, opening on to a spacious living room with wood-burner. The farmhouse-style kitchen features an oil-fuelled AGA along with electric oven & hob. There's a large utility room, downstairs WC and recently completed walk-in shower room. Upstairs, the master bedroom benefits from ample storage and an ensuite bathroom. There are 3 other double bedrooms plus the family bathroom. As well as the wood-burner in the living room, there's central heating throughout powered by a central biomass system serving the Estate.

Outside, the front garden is laid to chippings for low maintenance, and the rear garden features mature shrubs, with private parking for several cars. At the side of the property there's a useful storage shed,

Pets are considered, subject to an additional rent of £25pcm per pet. The property is on a working country estate and any pets must be appropriate to the surroundings.

Energy Rating D(58). Deposit £1730. Council Tax Band B.

No smokers or sharers. Given the lack of lawned garden and nature of the setting, the property is not considered suitable for young children.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.