



RECENTLY RENOVATED BARN CONVERSION WITH LARGE WORKSHOP ON GROUND FLOOR

COUCHS MILL BARN, COUCHS MILL,
LOSTWITHIEL, CORNWALL, PL22 0NJ

Unfurnished, £1,250 per month

Referencing charges £52 inc VAT per applicant

• EPC Rating = E

Savills Taunton
Amanda Gwynne-Jones
agwynnejones@savills.com
+44 (0) 1823 445030

savills.co.uk

Situation

In the hamlet of Couch's Mill, Lostwithiel 4 miles: Bodmin 8.2 miles, St Austell 12 miles;

Description

Recently renovated barn conversion with large workshop on ground floor, large open plan living area with stunning rural views, at first floor level: 2 double bedrooms, kitchen with island unit, stripped wood floors and large woodburner, bathroom with shower over bath. OFCH.

Garden to three sides running down to River Lerryn. Parking for 2 cars. "Gardener's Loo" in outhouse.

Workshop with large entrance, 2 parking spaces + other parking in hamlet and OFCH incl. in workshop.

Viewing: strictly by
appointment





*
 Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £52 (inc VAT) + £52 (inc VAT) for each additional tenant, occupant, £42 (inc VAT) guarantor reference where required No Check in or Check out fee / inventory charge. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. 20180209AGWY

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.