Boyton
Launceston
PL15 9RF

£675,000 Freehold

- NHBC WARRANTY
- HIGH SPECIFICATION
- 3 DOUBLE BEDROOMS
- 3 BATHROOMS
- CHOICE OF KITCHENS/BATHROOMS
- ENERGY EFFICIENT BY DESIGN
- STUNNING VIEWS
- PHOTOVOLATIC PANELS
- AIR SOURCE HEATING
- VILLAGE LOCATION

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Tenure - Freehold

Council Tax Band - New Build

Floor Area - 0.00 sq ft

EARLY BIRD, RESERVE YOUR PLOT NOW. Brand new luxury detached Dormer Bungalow, set in a generous plot, to a high specification with air source underfloor heating and PV solar panels. Stunning panoramic views across open countryside. Driveway, garage, flexible accommodation and benefit of PC Sum choice of Kitchen & Bathrooms.

Currently under construction by a reputable local NHBC registered builder, with Plots 1 and 2 already 80% complete, is this exclusive development of only 3 dwellings, available to reserve now. Meeting the needs of many buyers looking for an energy efficient home, much care has been taken by this well known builder to ensure utilities are kept to a minimum. Modern air source heating with underfloor to the ground floor and radiators to the first floor, west facing photovoltaic panels, independent drainage systems. Built under architectural supervision with the highest standard of insulation, under a natural slate roof, upvc fascia, windows and doors, with coloured render, paved paths and generous patios, outside lighting and tap.

These Detached Dormer bungalows boast an exceptionally high specification and if reserved early the purchaser will be able to select their own Kitchen, utility and bathrooms from a high quality local supplier. Standard finishes include coving to ceilings, oak veneer doors with chrome handles, built-in wardrobes to bedrooms, integrated appliances including double oven, induction hob, fridge/freezer, dishwasher and the latest Quooker instant hot water tap.

The accommodation will briefly comprise; Solid Oak pillared entrance porch into a wide welcoming entrance hall, ground floor bathroom, kitchen/diner enjoying stunning views to the rear, further ground floor shower/wet room, utility and larger than average integral garage with electric door. This part of the dwelling could be flexible for a family with dependent relative or teenager. With 2 generous ground floor double bedrooms and large lounge, again with stunning views to the rear, via patio doors onto a decked terrace with steps down to the patio and gardens. On the first floor is a large double aspect master bedroom with en suite, enjoying stunning views to front and rear.

Location

Set in the heart of this popular village of Boyton, which offers a Church, Chapel, community Village Hall and Primary School. A short drive away is the popular local pub known as "The Stumble Inn" offering excellent bar snacks and Sunday carvery. Situated approximately 5.5 miles from Launceston which is set amidst the rolling green Cornish countryside, known as the gateway to the county. The surrounding area offers leisure for all types with two golf courses– and Roadford Lake Country Park where visitors can fish for trout, sail, windsurf, cycle, row, kayak and camp. Launceston has a busy pedestrianised shopping centre with plenty of big names alongside quirky independent shops. Out of town there is a Marks & Spencer Food Hall, Tesco, Argos and Pets at Home to name a few. Bude on the North Cornish coast is only 14.5 miles with its beaches and scenic coastal walks and the market town of Holsworthy is some 9 miles.

The Accommodation

(all measurements are off plan and purely a guide only for identification purposes)

Pillared Entrance Porch

Entrance Hall

Stairs to first floor. Airing linen cupboard. Cloaks cupboard.

Ground Floor Bathroom

7'2" x 7'2" (2.2m x 2.2m)

Kitchen/Diner

22'11" x 10'5" (7.0m x 3.2m)

Ground Floor Shower/Wet Room

5'2" x 5'10" (1.6m x 1.8m)

Utility Room

10'7" x 5'10" (3.25m x 1.8m)

Integral Garage

17'0" x 10'5" (5.2m x 3.2m)

Lounge
16'0" x 11'9" (4.9m x 3.6m)

Bedroom 2
14'9" x 10'5" (4.5m x 3.2m)

Bedroom 3
11'9" x 10'5" (3.6m x 3.2m)

First Floor Landing
Leading to;

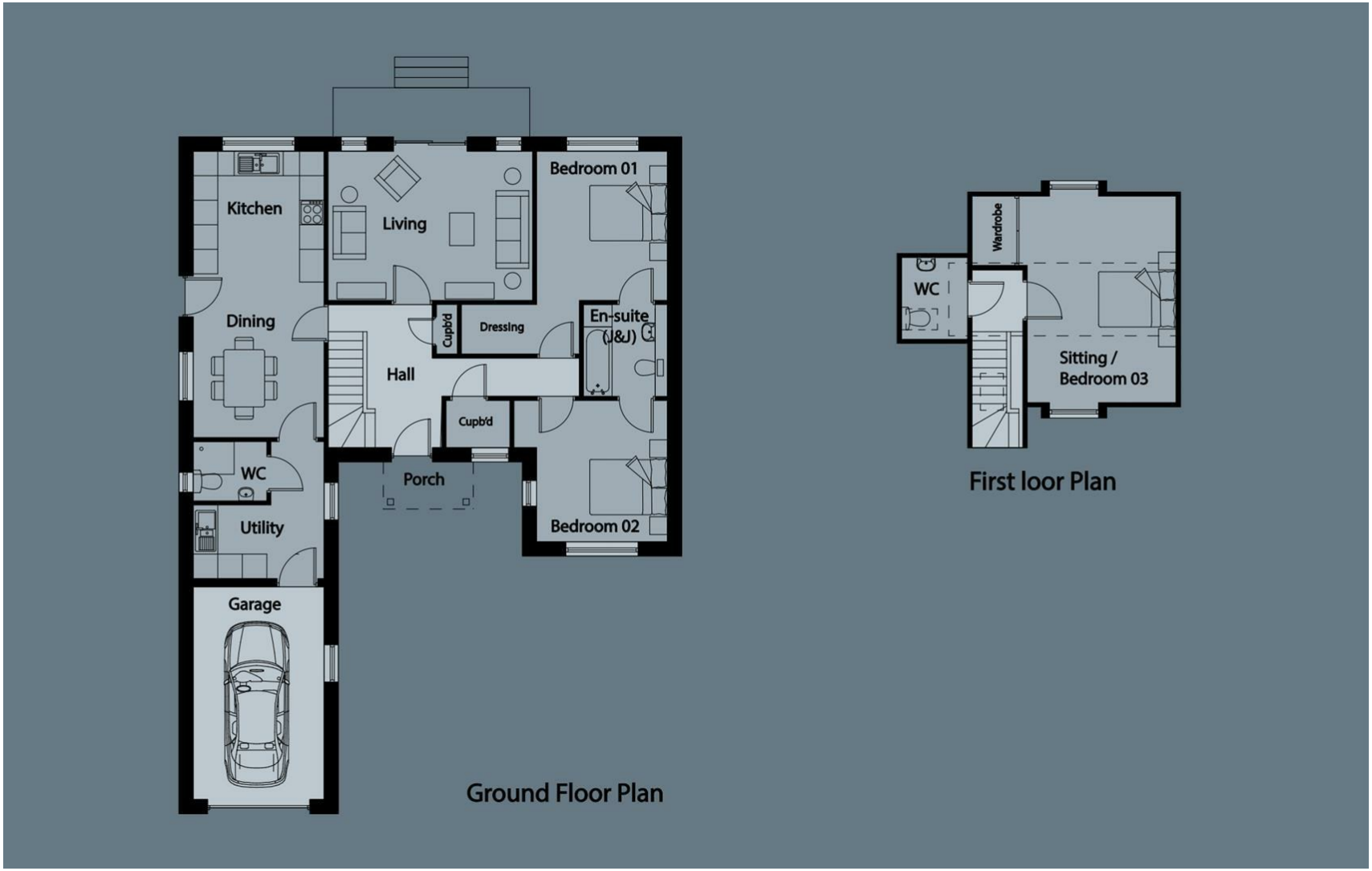
Master Bedroom 1
16'4" x 12'1" (5.0m x 3.7m)

En Suite Shower Room

Outside
Brick paved driveway parking. Generous front garden with space for shed or vegetable garden. Visitors parking. To the rear of the property is a generous garden adjoining open farmland and enjoying stunning views. Decked terrace and patio.

Services
Mains water and electricity. Independent sewage treatment plant per plot. BT Fibre Optic point. 6 Photovoltaic panels. Air Source Heating.

Local Authority
Cornwall Council. Council Tax Band to be assessed.



Directions To Property

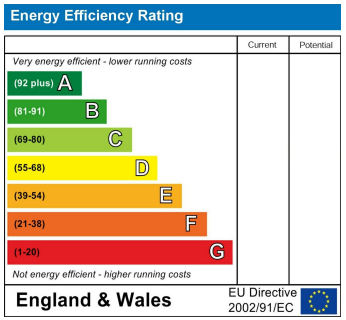
From Launceston proceed on the B3254 towards Bude, passing through Yeolmbridge and at Ladycross turn right signposted to Boyton. Follow this road for approximately 2 miles, into the village, follow this road until reaching the development on the left hand side with a Millerson For Sale Board clearly displayed.

Contact Us

Millerson Estate Agents
6a High Street
Launceston
Cornwall
PL15 8ER
E: launceston@millerson.com
T: 01566 776055
www.millerson.com

Valuation Request

SCAN ME!



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