Boyton
Launceston
PL15 8NR

Guide Price £575,000

- NOT LISTED
- SMALL RURAL HAMLET
- 1 MILE FROM MAIN ROAD
- USEFUL OUTBUILDINGS
- COUNTRYSIDE SETTING
- SOLAR PANELS (PRIVATELY OWNED)
- AMPLE PARKING
- NEAREST TOWN 6 MILES
- PRIVATE WATER & DRAINAGE
- EPC - E54

Millerson
millerson.com

Tenure - Freehold

Council Tax Band - E

Floor Area - 1065.62 sq ft

3

2

2

E54

In a peaceful rural location, is this CHARMING DETACHED 3 double bedroom COTTAGE with mature GARDENS and GROUNDS, of approximately 1.5 acres in all, incorporating an orchard, wildlife pond and vegetable garden. Viewing strictly by appointment.

A delightful detached Cottage which has been in the same ownership for nearly 15 years and lovingly maintained during this time. It will most certainly appeal to those seeking a rural life in the country and for the 'keen gardener' as there are formal gardens mainly to the side of the Cottage, together with a 24' x 12' Greenhouse with a LPG hotbox. Further options to establish a Smallholding from the separate parcel of land of approximately 1.5 acres in all, offering the opportunity to work towards becoming entirely self-sufficient.

In the world of increasing living costs, this home has the added benefit of privately owned solar panels with a feed in tariff, separate panels for hot water in addition to the immersion heater, Rayburn and woodburner which also provide hot water and heating. Also has its own private water supply and drainage system all helping towards minimising overall running costs.

The accommodation is well laid out and can be accessed by a quaint Entrance Porch with stable door or a modern bright and airy Entrance Hall, which has enough space for a sofa, ideal for relaxing. The Sitting Room offers a real cosy feel and for those cooler nights the impressive fireplace with woodburner will keep you warm. At one end of the room is a door to the Study and the other end opens up to the Cottage style Kitchen/Dining Room, with an oil fired Rayburn which provides hot water, heating and additional cooking facilities. A door leads back to the Entrance Hall with a further door to the Utility Room with Larder and WC. A door opens up to an attached wooden frame constructed lean-to, which we have called the Conservatory, currently fitted with a range of cupboards and another door leading to an open covered area, currently used for storage. These two areas could provide a footprint for a an extension, subject to any planning consents. Upstairs are 3 Double Bedrooms, all offering glimpses over the Land with the main Bedroom having a Dressing Room and Ensuite Bath/Shower Room and there is also a further spacious Bathroom.

The property is approached by its own private gravelled lane which a neighbouring property has a right of way over and is also a public footpath which is infrequently used and does not encroach the Cottage or the Land. At the beginning of lane is a large 5 bar metal gate which opens up to a grass and concrete area leading to a small redundant 12' x 10' TWO STOREY BARN with potential to convert to a STUDIO, HOME OFFICE or WORKSHOP, subject to any planning and associated building regulations.

The formal GARDENS are mainly to side of the Cottage offering several seating and lawned areas including a 24' x 12' GREENHOUSE. The remaining gardens are given over to a woodland glade with mature trees, a beautiful bank of bluebells (in season), a 11'10" x 8'5" WORKSHOP and a hidden SUMMERHOUSE (in need of some attention) with a wooden decking area to the front.

On the opposite side of the lane is a gravelled driveway which extends into the LAND providing parking for several types of vehicles. There is a former 15' x 8' GARAGE which houses the private water system with additional storage space.

The LAND is accessed from the driveway via double opening metal gates which leads into the lower level area of 'Paddock' (acreage to be confirmed) with useful WORKSHOP/FIELD SHELTER measuring approximately 17' x 12' with attached open covered storage areas ideal for garden equipment, sit on mower and logs. Wildlife POND. Small uncut fenced MEADOW area to attract bees, butterflies.. 4 dedicated VEGETABLE BEDS. A sloped area of ground mainly left to grass interspersed with some meandering paths and also partly used as an ORCHARD with some well established Apple Trees and a few berry bushes.

The gardens and majority of the land are bordered by a stream and in all further compliment the overall appeal of this home.

LOCATION

This country Cottage is nestled in a seldom found tucked away small hamlet location, 'neighbours that are there if you need them'! Being only 1 mile to the main B3254 Launceston to Bude road and only 2.5 miles from the popular village of Boyton. The village offers a Church, Chapel, community Village Hall and Primary School. Situated approximately 8 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 miles with its beaches and scenic coastal walks and the market town of Holsworthy is some 11 miles.

THE ACCOMMODATION IN DETAIL COMPRISES:

(All Measurements are Approximate)

ENTRANCE PORCH

With stable door. Slate flagstone flooring. Coats hanging space. Double opening glazed doors to:

SITTING ROOM

19'4" x 12'3" (5.89 x 3.73)
Turned staircase to First Floor. Impressive Inglenook fireplace with Granite bressumer beam over. Slate hearth housing a wood burning stove which also provides hot water and central heating to radiators. Two double glazed windows to front, one with window seat. Beams to ceiling. Radiator. Door to:

STUDY

11'5" x 6'4" average measurements (3.48 x 1.93 average measurements)
Double glazed window to front. Ceramic slate tile flooring. Radiator.

From the Sitting Room opening to:

KITCHEN/DINING ROOM

16'2" x 10'5" (4.93 x 3.18)
Double glazed window to front with window seat. Range of modern Cottage style base level units with solid wooden worktops over and part tiling to walls. Inset sink and drainer unit with mixer tap. Inset electric hob with concealed extractor fan over. Oil fired Rayburn providing cooking, hot water and heating facilities. Painted beams to ceiling. Radiator. Matching eye level units. Multi-pane internal door to:

UTILITY ROOM

9'4" x 6'5" (2.84 x 1.96)
Internal single glazed window back to Entrance Hall. Base and drawer level units with tiled worktop surfaces over and part tiling into walls. Inset Belfast sink with mixer tap over. Space and plumbing for washing machine. Further space for under-counter fridge or freezer. Further space for three-quarter height fridge/freezer. Matching eye level units. Radiator. Bi-folding doors:

LARDER

Marble shelf with built-in wine rack under. Further shelving, power and light connected.

WC

Low level wc.

Multi-pane inner door with cat flap leading to:

LEAN-TO CONSERVATORY

Of wooden frame construction could be replaced to create an extension. Currently offering a range of base level units with worktop surfaces over. Power and light connected. Multi-pane door with cat flap leading out to:

OPEN COVERED LEAN-TO

10'6" x 9'9" (3.2 x 2.97)
Being open both sides. Ideal for storage of logs and recycling bins. Light connected.

From the Kitchen/Dining Room multi-pane inner door to:

ENTRANCE HALL

7'7" x 7'6" (2.31 x 2.29)
Modern uPVC glazed entrance door with matching casement windows to side leading out to the front garden. Slate flagstone flooring. Power and light. Radiator.

From the Sitting Room turned staircase to:

FIRST FLOOR LANDING

Glazed window to rear. Hatch to loft space. Built-in cupboard with shelving. Sliding doors to airing cupboard housing the hot water cylinder and further storage with shelving.

BEDROOM 1

12'7" x 10'8" (3.84 x 3.25)
Window to front with views over the land. Radiator. Opening to:

DRESSING ROOM

7'10" x 6'7" (2.39 x 2.01)
Window to front with similar views. Radiator. Door to:

EN-SUITE

7'5" x 6'7" (2.26 x 2.01)
Window to side. Panel enclosed bath with Victorian style mixer tap and shower attachment. Built-in fully tiled shower cubicle with Mains fed shower over. Pedestal wash hand basin. Low level wc. Radiator. Extractor fan. Part tiling to walls.

BEDROOM 2

13'6" x 7'1" (4.11 x 2.16)
Window to front. Radiator. Part exposed roof joists.

BEDROOM 3

11'2" x 8'10" (3.4 x 2.69)
Window to front. Radiator.

BATHROOM

9'2" x 9'2" (2.79 x 2.79)
Accessed via a handmade bespoke wooden door inset with ornate coloured stain glass window. Double glazed window to front and side aspects. Panel enclosed bath with Victorian style mixer tap and shower attachment. Pedestal wash hand basin. Low level wc. Small hatch to loft space. Light and shaver point. Chrome heated towel rail. Part tiling to walls. Radiator.

OUTSIDE

The Cottage is approached via a gravelled lane, which is owned by the property with a right of way for one neighbour. Occasionally the lane is used for walkers as it is part of a public footpath, but doesn't impede with the cottage or the land, which is only a few steps away.

The front garden is approached via 3 separate sets of steps onto flagstone paving with a path continuing around to the rear of the property. Planted with mature shrubs and a pedestrian gate opens up to the formal GARDENS which are mainly to side of the Cottage bordered by a stream to one side. Offering lawned and seating areas and access to:

GREENHOUSE
24'5" x 11'7" (7.44 x 3.53)
LPG hotbox. Gravel bed for ring culture. Power and light connected supply. 2 Vines.

TIMBER WORKSHOP
11'10" x 8'5" (3.61 x 2.57)
Power and light connected.

The remaining gardens are given over to a woodland glade with mature trees, a beautiful bank of bluebells (in season), and a hidden SUMMERHOUSE under the trees (in need of some attention) with a wooden decked platform to the front.

A few steps away on the opposite side of the lane is a gravelled driveway providing parking for 2/3 vehicles and access to:

FORMAL GARAGE
15'3" x 8'0" (4.65 x 2.44)
Not used for a car as it houses the private water system with further space for large freezers or ideal for storage. Power and light connected.

Double metal gates open up to a further extension of the gravelled driveway offering further parking and access into the:

LAND
The lower level of the land (acreage to be confirmed) which is bordered by a stream offers a blank canvass and potentially could be a small Paddock. Currently there is a wildlife POND, a small uncut fenced MEADOW area to attract bees, butterflies, 4 good size VEGETABLE BEDS, large wooden COMPOST enclosures and a very useful:

WORKSHOP/FIELD SHELTER
17'11" x 11'0" (5.46 x 3.35)
Power and light connected with attached open covered storage areas ideal for garden equipment, sit on mower and logs.

The remaining ground is sloped, mainly left to grass interspersed with some meandering paths and an ORCHARD with some well established Apple Trees and a few berry bushes. There is also access from a grass and concrete area to the:

OLD STONE BUILT BARN
12'4" x 10'4" internal measurements (3.76 x 3.15 internal measurements)
In need of some attention with door opening to the ground floor and the second floor has a door which can be accessed from the top of the lane. Potential to convert to a STUDIO, HOME OFFICE or WORKSHOP, subject to any planning and associated building regulations.

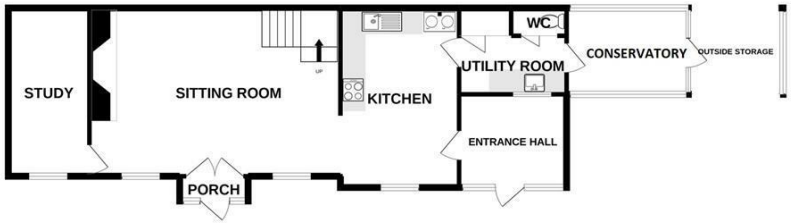
LOCAL AUTHORITY
Cornwall District Council.

COUNCIL TAX
Band E.

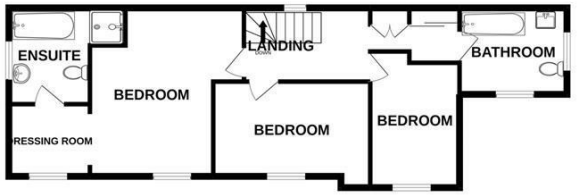
SERVICES
Private Drainage with 'Klargester" biodigester. Private water via a Borehole. Mains Electricity. Privately owned solar panels with a feed in tariff, separate panels for hot water in addition to the immersion heater, oil fired Rayburn and woodburner which also provide hot water and heating.

DIRECTIONS
Proceed out of town on the B3254 towards Bude for approximately 6 miles passing through Yeolmbridge, Lady Cross and eventually take a right signposted Darracott. Proceed down this lane for 1 mile, going over a small bridge, bearing right and on the sharp left hand bend turn right down the property's owned private gravelled lane where the property will be found a short distance down on the left with the driveway parking on the right.

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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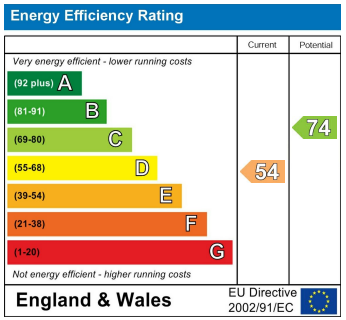

Directions To Property

Darracott, turn right, follow the road opposite the mill house, up the steep incline for 20 yards and go over the top, do not do the hair pin left or you will be in beardon barton. Sign up for B Cottage. Unmade lane

Contact Us

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Valuation Request

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