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# HALGWYTH

Bowithick, Bodmin Moor, Launceston, Cornwall, PL15 7SH

Price £535,000

- Beautifully finished detached character cottage
- Picturesque moorland hamlet within an expansive Area of Outstanding Natural Beauty
- Original features, beamed ceilings and log burning fire
- Three double bedrooms and delightful separate cottage bathroom
- Ultrafast fibre to the premises and a ground floor office

Situated in the much sought after valley location of Bowithick, known for its streams, livestock and wild ponies on the fringe of Bodmin Moor, Halgwytth presents a fantastic opportunity to acquire a beautifully finished character family home surrounded by incredible landscapes and scenic tranquil walks. The property has been thoughtfully and thoroughly improved, mixing the charm and warmth of a character cottage with the comfort of modern living courtesy of features such as ultrafast fibre to the premises as well as high end finishing throughout.

Slate flooring covers the ground floor, complimenting the bespoke kitchen and utility. Both fitted with handmade matching quality units and solid oak worktops in a beautiful modern country style that boasts a kitchen island and separate table, butler sinks in each and a most useful utility pantry store cupboard. The home office is a private space with superfast broadband, led downlighting and overhead speaker system for your music or radio. The hallway provides access through into the sitting room, complete with beamed ceiling, original granite fireplace and cloam oven with inset log burner. Double doors open out onto the rear gardens.

On the first floor is the main bedroom, a wonderful generous space with granite chimney breast, vaulted ceiling and ample room for wardrobe and drawer units. The second bedroom is again a good size, providing access out onto the rear deck via double doors. The third houses a double bed with room for free standing wardrobe and drawer storage. The family bathroom completes the first floor with corner cubicle and 'Mira' electric shower, Burlington roll top bath and wash hand basin and W.C.

The tiered gardens to the rear offer multiple private seating areas, lawn and a warming firepit space to enjoy the starry night skies.





#### DIRECTIONS

From the A30 there are a number of routes. The most scenic to be, exit at five lanes and head to Altarnun where you will find the "cathedral of the moor" being the Church of St. Nonna, follow the winding lane to the rear, at its very end turn left, follow this lane over two cattle grids and a ford where the scenery will open to low level moorland with streams and the historical bridge of Bowthick, over two further fords and a cattle grid and you will see Halgwyth at the centre of the hamlet to your left.

From Bude head south on the A39 signposted Wadebridge. Continue on the A39 for approximately 14 miles, take the next left signposted Launceston. At the crossroads head straight across passing at Davidstow Creamery, going over the cattle grid and turning left over Davidstow Moor once over the final cattle grid continue along for approximately 1/2 a mile and take the right hand turning signed Bowthick. Continue along this lane for approximately 1 mile, where the property can be found on your right-hand side.

**What 3 words:** discussed.smoothly.adjusting

#### ENTRANCE HALL

Entering the cottage via a centrally located hard wood double glazed front door into the hallway with slate floor, radiator with cover and service cupboard. A wooden staircase, with pullout under stair storage ascends to the first floor and pine, latch doors serve the kitchen, sitting room and downstairs W/C.

#### SITTING ROOM

**13' 11" x 11'1" (4.25m x 3.38m)** A beautiful dual aspect room with beams to ceiling, original granite fireplace and cloam oven, wood burner, radiator, integrated surround sound cabling and slate floor. Double doors open out to rear gardens.

#### KITCHEN

**14' 6" x 10' 0" (4.42m x 3.05m)** A delightful dual aspect room to the front of the cottage overlooks the shared use residents driveway and winding country lane of Bowthick, enjoying the early morning sun.

A tailor made wooden bespoke kitchen with solid oak worktops and upstands, designed with thought, to house a 'magic' corner unit, full size integrated dishwasher, undercounter twin fridge and freezer and butler sink with swan tap. Space for a freestanding double oven with hob surrounded by overhead extractor, side shelves, modern tiled splashback and symmetrical drawer base units.

The mobile kitchen island contains exposed shelving with matching oak worktop and houses deep dovetail oak drawers, allowing space for utensils and pans. With beamed ceiling, integrated LED down lighting and speaker.

#### UTILITY ROOM

**6' 9" x 9' 3" (2.06m x 2.82m)** Entered from the kitchen with slate flooring and matching bespoke base and wall units. Solid oak worktop with butler sink, swan tap and tiled splash back, floor to ceiling delightful corner pantry cupboard and further enclosed cupboard designed to house and hide full size washing machine and externally extracted tumble dryer. Radiator and LED downlighting and overhead speaker. The pine stable back door to the cottage with double glazed window leads to the outside lower courtyard area where you will find individual outside hot and cold water taps.

#### HOME STUDY

**9' 3" x 6' 2" (2.82m x 1.88m)** A versatile room, entered from the kitchen via pine latch door with side elevation and slate flooring, LED spot lighting, overhead speaker, radiator and matching with the entire cottage, windows of pine casement with double glazing and traditional style lockable cast iron handles and stays.

#### WC

**4' 3" x 3' 11" (1.3m x 1.19m)** With pine latch door, LED downlighting, window to the rear, wash hand basin and W.C, cupboard, shelving and a well designed removable service area housing the boiler and private water system.

## UPSTAIRS LANDING

Pine floorboards adorn the first-floor rooms, with the landing having dual aspect windows and airing cupboard, housing hot water tank and further filtration for the private water supply. Matching pine doors serve the following rooms.

## BEDROOM 1

**10' 11" x 16' 2" (3.33m x 4.93m)** A charming double bedroom with granite chimney breast, vaulted ceiling with exposed beams, radiator and set up for wall mounted TV with plenty of space for free standing wardrobe and drawer units.

## BEDROOM 2

**14' 7" x 9' 3" (4.44m x 2.82m)** Another characterful and versatile dual aspect double bedroom with vaulted ceiling, Velux roof window with fitted blind, window to side and double doors opening out onto the most fantastic decked area, offering the perfect setting for entertaining guests and enjoying the sun.

## BEDROOM 3

**10' 8" x 8' 4" (3.25m x 2.54m)** A delightful dual aspect double bedroom with radiator and wall mounted tongue and groove panelling, offering a warm and cosy space to relax.

## BATHROOM

**7' 2" x 7' 2" (2.18m x 2.18m)** Corner shower cubicle with 'Mira' electric shower. Burlington 'roll top' bath and wash hand basin and W.C.

## GARAGE AND CARPORT

**21' 3" x 19' 8" (6.5m x 6m External)** A sizable double building of cartshed design, split into two useful areas, sits beneath the garden wooden deck and runs along the side boundary of the cottage garden, abutting access from the lane and a private area which benefits the cottage for passing and parking.

## CARPORT

A douglas fir timber frame carport with traditional Mortice and tenon joinery, lighting and power, with useful log pantry wall and lockable stable door to rear gardens. A further lockable sliding door leads you to the garage -



## GARAGE

A remote activated Horman electric up and over door, concrete flooring, lighting and power to create secure parking, storage or potential for home gym/ workshop. A further lockable door leads you around the back of the entire cartshed and past the BBQ area.

## OUTSIDE AND GARDENS

The rear garden has been landscaped in a tiered design to take advantage of the private setting and provides multiple seating and dining areas. The lower tier, accessed from the back door, sitting room, carport and garage enjoys an immutable gravel and low maintenance private area with BBQ and dining options. Heavy set granite steps lead the way to a matching gravelled mid-level with wooden planters and sweeping granite wall where further steps lead to the lawn complete with designed firepit area and outside electric point a perfect private space for a winter evening.

## SERVICES

Mains electric, private bore hole water, oil fired central heating and shared private septic tank and drainage. Internet - currently ultra fast, fibre to the premises.

## TENURE

Freehold

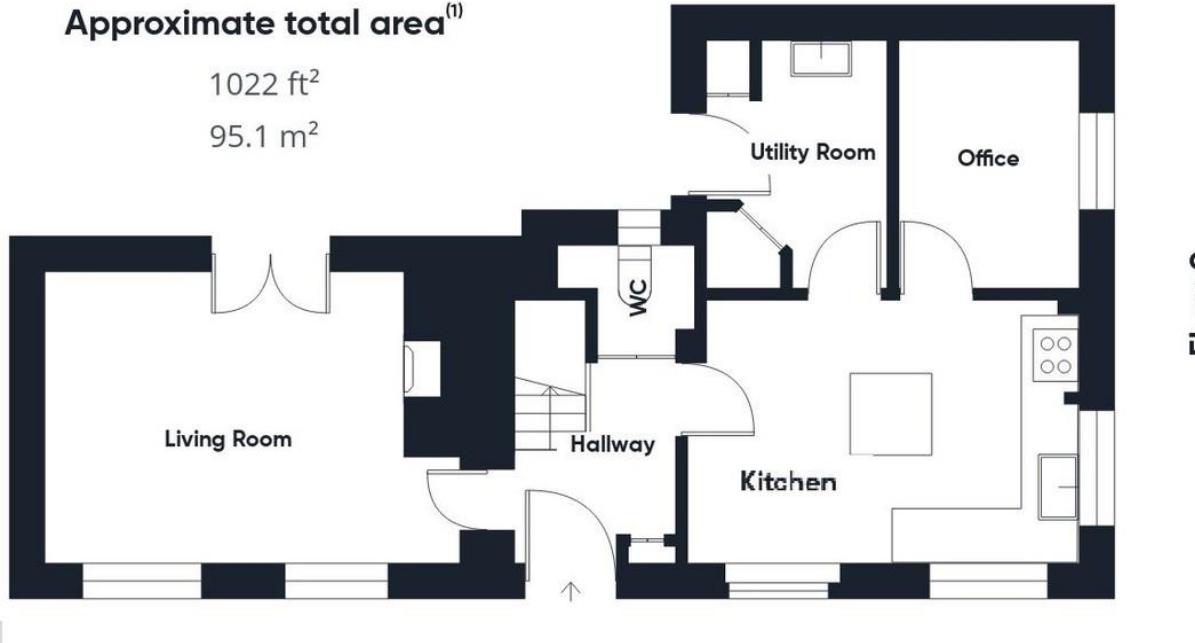
## COUNCIL TAX

Band C

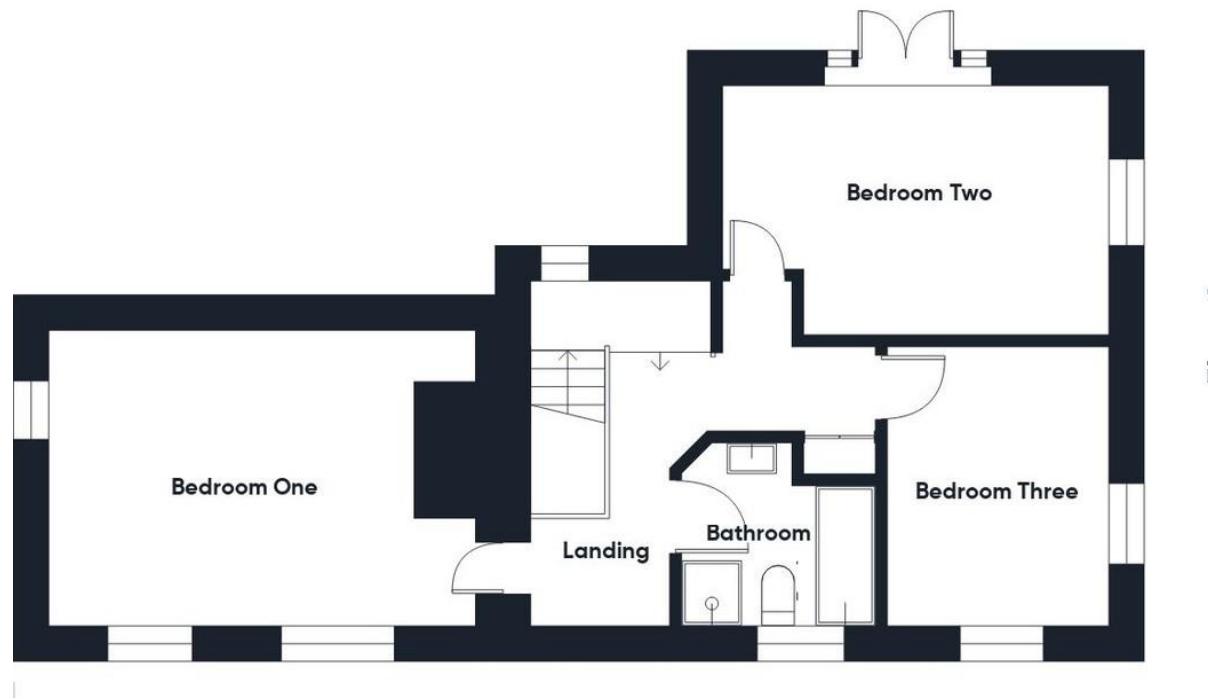
**Approximate total area<sup>(1)</sup>**

1022 ft<sup>2</sup>

95.1 m<sup>2</sup>



**Floor 0**



**Floor 1**

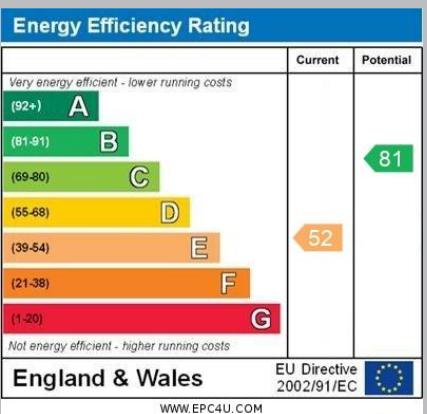




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**FLOOR PLANS & MAPS:** Please note that if floor plans are displayed they are intended as a general guide



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