



FORD COTTAGE, BOCONNOC PL22 0RS

£1,500 per calendar month

Jefferys ESTABLISHED 1865

Ford Cottage

Boconnoc

Lostwithiel

PL22 0RS

Very rarely available, a quintessentially English country house with wraparound gardens situated in a private rural location within Boconnoc parish.

* Entrance Hallway * Living Room with Open Fire * Dining Room with Cloam Oven and Woodburner * Kitchen/Breakfast Room * Utility Room * Four Bedrooms * En-Suite Shower Room * Bathroom * Very Well-Established Gardens * Garden Shed * Store * Parking * Oil Fired Central Heating * EPC 'E' * Council Tax 'D' * Available Soon - Register Your Interest Now *

Ford Cottage can be found situated in a very small rural hamlet, consisting of only a handful of properties, within the historic parish of Boconnoc and tucked away down a quiet country track.

The accommodation comprises:

ENTRANCE HALLWAY

Wooden half-glazed entrance door, fitted carpet, radiator. Two wall light fittings, smoke alarm, central heating thermostat.

LIVING ROOM

14' 10" x 12' 11" (4.53m x 3.93m) maximum

Fitted carpet, ceiling light fitting, radiator. Windows to front and side with window seats. Feature fireplace with cream

marble hearth and back panel, wooden surround and mantel over.

DINING ROOM

14' 10" x 13' 0" (4.52m x 3.95m)

Fitted carpet, radiator, beamed ceiling, wall light fitting, pendant light point. Windows to front and side. Large fireplace with slate hearth, cloam oven and woodburner fitted. Door off to Utility Room.

KITCHEN/BREAKFAST ROOM

22' 3" x 7' 9" (6.79m x 2.37m) overall

Range of pale grey wall and base units, pale grey marble coloured working surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, white tiled splashbacks. Slate flagstone floor, two radiators, three pendant light points, two recesses (one with slate hearth), two windows to side and rear. Shelf, understairs storage cupboard, heat alarm. Wooden half glazed door to rear.

UTILITY ROOM

9' 1" x 6' 6" (2.76m x 1.97m)

Pale grey marble-coloured worktops with space for washing machine and tumble dryer. Shelving to one wall, central heating/water control unit, window to rear. Slate flagstone floor, door to Dining Room.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, pendant light point, wall light fitting. Built-in shelved cupboard.

BEDROOM 1

16' 0" x 10' 1" (4.87m x 3.07m)

Fitted carpet, radiator, pendant light point, two wall light fittings, two sash windows to rear. Built-in cupboard housing factory lagged hot water cylinder and immersion.

EN-SUITE SHOWER ROOM

Champagne suite comprising low level flush WC, pedestal wash hand basin with tiled splashback. Corner glazed shower cubicle with shower boarding and Mira Vigour shower fitted. Ceiling light fitting, wall light fitting, extractor fan, radiator, ladder towel radiator, Dimplex wall heater, laminate effect

vinyl flooring. Sash window to rear with obscure glazing to lower level.

BEDROOM 2

15' 5" x 10' 4" (4.69m x 3.16m)

Fitted carpet, radiator, pendant light point. Window to front with lovely countryside views. Large built-in double wardrobe with folding doors.

BEDROOM 3

11' 11" x 8' 11" (3.62m x 2.71m)

Fitted carpet, radiator, pendant light point. Window to front with countryside views.

BEDROOM 4

15' 5" x 9' 2" (4.69m x 2.80m)

Fitted carpet, radiator, pendant light point. Window to front with countryside views. Door to Bathroom.

BATHROOM

White suite comprising low level flush WC, panelled bath with tiled surround and glazed shower screen with Aqualisa shower fitted, inset wash hand basin with mixer tap and drawers below, tiled splashback. Large wall mirror with light over, ceiling light fitting, extractor fan. Sash window to rear. Cupboard with locker above, ladder towel radiator, laminate effect vinyl flooring. Door to Stairs.

OUTSIDE

The property is approached via a wooden latched garden gate with honeysuckle archway over, gardens to either side and pathway leading through another archway which gives access to the wraparound gardens and the property itself.

The gardens are laid to lawn with a profusion of mature trees and shrubs and offer a very private and peaceful setting for Ford Cottage.

To the rear of the property is a garden shed and stone store, Worcester oil fired external boiler and the oil tank.

Ford Cottage has the shared use of a large car port with a dedicated area for the property.

SERVICES

Mains electricity.

Oil fired central heating.

Private water supply chargeable at £40 per calendar month.

Private drainage.

COUNCIL TAX

Band 'D'

EPC RATING

Band 'E'

RENT

£1,500 per calendar month

DEPOSIT

£1,730

VIEWING

Strictly by appointment with the Agents - Jefferys (01579 342400)

TENURE

Six months Assured Shorthold Tenancy - Unfurnished.

DIRECTIONS

From Liskeard, proceed towards Lanreath via the A390. Upon leaving East Taphouse, turn left towards Looe and take the first right hand turning. Turn almost immediately left, signposted Boconnoc, and follow this road all the way to the T-junction. Turn right and follow this road for approximately one mile, following the road round a sharp right-hand bend. The entrance track to Ford Cottages will be found after a short distance on the left-hand side. Proceed down the track and Ford Cottage will be found on the right.





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