

ROCK COTTAGE, BOSLYMON HILL, SWEETSHOUSE, BODMIN, PL30 5AN



A delightful three bedroom detached cottage set within private gardens of just over half an acre with a range of outbuildings, boasting a superb location in the small rural hamlet of Boslymon with glorious views towards Helman Tor and the surrounding countryside.

Accommodation Comprises:- Front entrance porch, lounge, dining room, modern kitchen, lobby, ground floor shower room, landing, three first floor bedrooms, oil fired central heating, double glazing (Where stated), full fibre broadband, garage, car port, off-road parking, detached granite outbuilding, workshop with adjoining barn and block built store, mature secluded gardens with adjacent field and vegetable garden.

£400,000

SITUATION

Rock Cottage enjoys a secluded position within the small rural hamlet of Boslymon and approximately three miles south of Bodmin. The neighbouring village of Lanlivery boasts a thriving community with an impressive 15th century church, primary school, and pub. Alternatively the nearby town of Lostwithiel provides a greater range of amenities, including a variety of shops, cafes, restaurants, public houses, professional services, dentist, and health centre. There is also a main line train station and a choice of two Primary schools.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Part glazed front entrance door to:-

Front Entrance Porch

14' 11" x 4' 4" (4.54m x 1.32m) Tiled floor. Windows to front elevation. Sloping polycarbonate roof. Part glazed door to lobby. Part stained glass door opening into:-

Dining Room

13' 1" x 11' 1" (3.98m x 3.38m) uPVC double glazed window to front elevation. Obscure glazed window to rear elevation. Radiator. Beamed ceiling. Granite fireplace (Not in use). Telephone point. Under stairs cupboard. Stairs rising to first floor. Doorway to kitchen. Doorway to:-

Lounge

13' 0" x 8' 11" (3.97m x 2.72m) uPVC double glazed window to front elevation. Box containing electric meter and a modern standard consumer unit. Radiator. TV aerial point. Exposed granite wall with a central fireplace (Not in use), featuring an old cloam oven. Beamed ceiling.

Kitchen

13' 2" x 6' 2" (4.02m x 1.88m) Recently fitted Galley style kitchen (Howdens) with a stylish range of wall, base and drawer units. Rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in single electric oven with inset four ring induction hob above. Integrated dishwasher. Space for fridge/freezer. Space and plumbing for washing machine. Radiator. Beamed ceiling. TV aerial point. uPVC double glazed window to side elevation. Doorway to:-

Lobby

Radiator. Recess with Grant oil fired combination boiler and space for a tumble dryer above. Access to loft space. Door into:-

Shower Room

6' 10" x 6' 10" (2.09m x 2.08m) Large modern shower cubicle with Triton electric shower unit. White low level W.C and vanity wash hand basin. Part tiled walls. Heated towel rail. Window to side elevation.

FIRST FLOOR

Landing

Window to rear elevation. Doors to all bedrooms.

Bedroom One

13' 2" x 9' 3" (4.01m x 2.82m) uPVC double glazed window to front elevation with countryside views. Radiator. Built-in cupboard with shelving.

Bedroom Two

13' 4" x 7' 5" (4.07m x 2.25m) uPVC double glazed window to front elevation. Window to rear elevation. Radiator. Access to loft space.

Bedroom Three

9' 8" x 7' 9" (2.95m x 2.37m) uPVC double glazed window to front elevation. Radiator. Exposed granite chimney breast.



MAIN SOUTH FACING GARDEN

OUTSIDE

The property boasts generous mature gardens which are predominantly laid to lawn with a profusion of trees and plants. The south facing gardens are completely private with various seating areas and superb views of the surrounding countryside. There is an opening leading to the adjacent field which extends to approximately a third of an acre and is laid to grass with various trees and views towards Helman Tor. A five-bar wooden gate opens to an enclosed vegetable garden at the top end of the field with various beds of vegetables and soft fruits, greenhouse, and water supply.

Workshop

15' 3" x 11' 6" (4.66m x 3.50m) Personal door to front. Windows to front, rear and side elevations. Water supply. Door into:-

Granite Barn

16' 1" x 7' 7" (4.90m x 2.30m) Window to side elevation. Doorway to:-

Block Built Store

13' 9" x 7' 8" (4.18m x 2.34m) Window to side elevation.

Garage

15' 11" x 10' 8" (4.85m x 3.26m) Timber construction. Double opening doors to front. Personal door to side. Window to side elevation.

Attached Car Port

Room for one vehicle. Open to the front and sides.

Detached Granite Outbuilding

(Not Measured). Located a short distance from the cottage. Personal door to front. Currently used for storage purposes.

ENERGY RATING

E (40).

SERVICES

Mains electricity and water. Private drainage (Septic Tank).

COUNCIL TAX

Cornwall Council. Tax Band 'D'.

DIRECTIONS

Heading into the centre of Sweetshouse on the B3269 towards Bodmin, take the first left-hand turning just after the bend. Continue along this country road and take the next left-hand turning towards Boslymon. Proceed for approximately half a mile onto Boslymon Hill until Rock Cottage is identified on the right-hand side.



LOUNGE



BEDROOM ONE



DINING ROOM



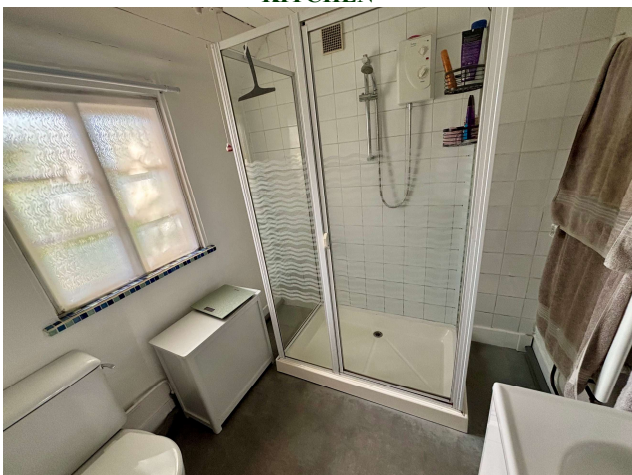
BEDROOM TWO



KITCHEN



BEDROOM THREE



SHOWER ROOM

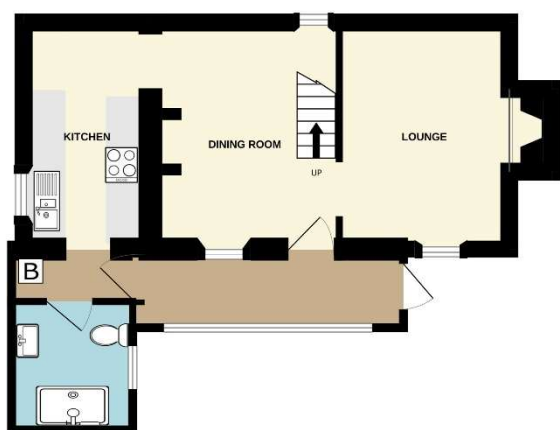


TIMBER CAR PORT AND GARAGE



WORKSHOP, BARN, STORE AND ADJOINING FIELD

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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