



2 Bennacott Cottages

2 Bennacott Cottages, Boyton, Launceston, Cornwall, PL15 8NR



Boyton 1.7 miles - Launceston 5.8 miles -
Bude 13.1 miles

A 3 bedroom semi-detached cottage with enclosed rear garden and ample off road parking

- 3 Bedrooms
- Fenced Rear Garden
- Character Features
- Private Gravelled Driveway
- Stone Outbuildings
- Rural Position
- Tenure: Freehold
- Council Tax Band: B

Guide Price £325,000

SITUATION

The property is positioned between the town of Launceston and the rugged North Cornish Coastline on the outskirts of Boyton, the nearest village with its primary school, Methodist Church and village hall. Launceston, less than 6 miles from the property, offers a range of shops, boutiques, two 18-hole golf courses, sporting and social clubs. There are doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall and education facilities available up to A-level standard and access to the A30 connecting Truro and Exeter. The North Cornish Coastline is within 11 miles, where Widemouth Bay offers a wild and sandy stretch of coastline, popular for surfing and other coastal pursuits.

DESCRIPTION

A well-presented character cottage which has been the much loved family home of our clients for nearly 20 years. The property has been well cherished throughout their ownership undergoing various home improvements and is believed to date back to the mid 1800's, constructed of stone and block under a slate roof. With 3 bedrooms, a family bathroom and generous enclosed rear garden, viewings are recommended to appreciate the property.

ACCOMMODATION

The accommodation is presented in excellent order throughout the property with an entrance porch to the front and a side gated access to the rear. The kitchen was installed by the current owners in 2022 and features slate flooring, a range of base units, work surfaces and extra long wall mounted units offering generous storage. There is an integrated dishwasher, cooker and hob with space for white goods such as washing machine and fridge/freezer. The 2 reception rooms have a range of character features with both having slate floors and a multifuel stoves. The sitting room has a beautiful fireplace with a rustic oak mantel.

The first floor presents 2 double bedrooms and a single room, with character features such as exposed hip beams and wooden doors. The single bedroom is currently used as an office for working from home whilst the principle

bedroom enjoys rural views. The family bathroom services all 3 bedrooms with a bath, sink, WC and separate shower cubicle.

OUTSIDE

The property is approached via a wooden gated entrance to a level area of gravel, re-laid in 2023, and offers ample off road parking comfortably for 4-5 vehicles. A gated side entrance leads to the rear patio which is brick paved and has a pathway to the rear for maintenance for both the property and the neighbour. From the paved patio are steps to the rear garden which is mainly laid to lawn and adjoins the neighbouring farmland with mixed borders of natural hedging and trees. There is a workshop adjoining the property with power and light connected, and a separate stone outbuilding divided into 3 and currently used for storage, with potential for further uses subject to the necessary consents.

SERVICES

Mains electricity and water. Private drainage via septic tank in neighbouring field. Private well water, currently not used. Multifuel burning stoves ground floor with electric heaters throughout first floor. Double glazed uPVC windows throughout. Broadband availability: Ultrafast and Standard ADSL. Mobile Signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

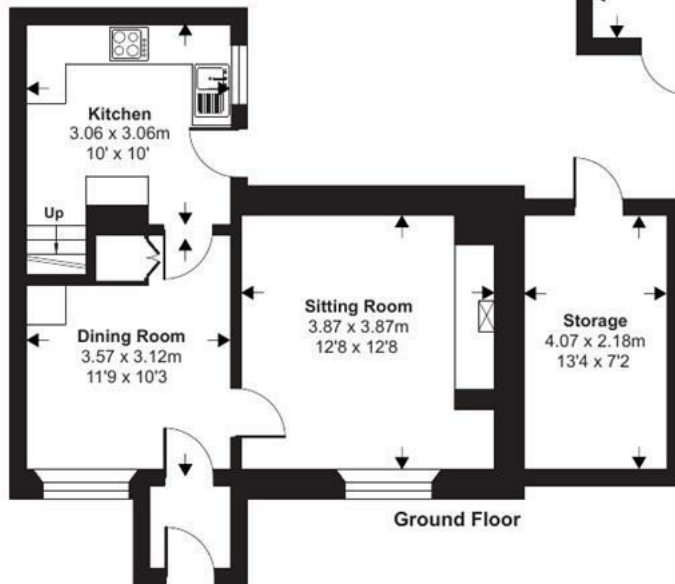
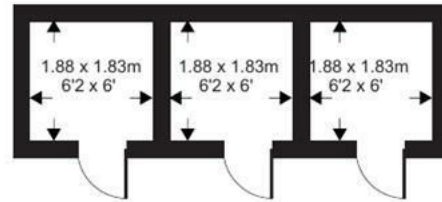
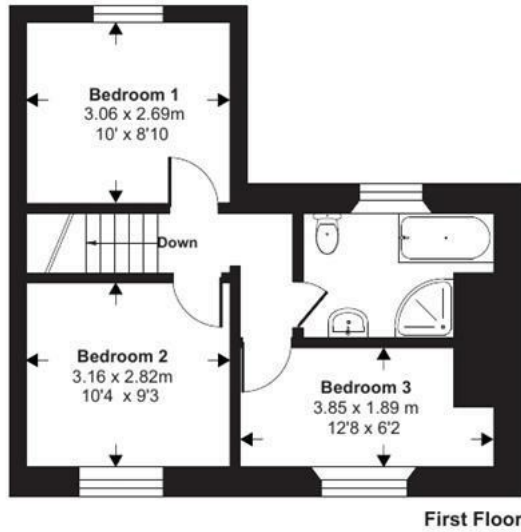
DIRECTIONS

From Launceston, follow the signs towards Bude on the B3254 and exit Launceston via St Stephens Hill. After crossing the bridge at Yeolmbridge, follow the road for approximately 3.5 miles where the property will be found on the right hand side identified by a Stags for sale board.

what3words.com: ///grand.propose.consented



Approximate Area = 818 sq ft / 75.9 sq m
 Outbuildings = 202 sq ft / 18.7 sq m
 Total = 1020 sq ft / 94.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1135233

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	(2-48) H
Net energy efficient - higher scoring coats		87	52
England & Wales		EU Directive 2002/91/EC	

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