



Hessacott Cottage



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Boyton, Launceston, Cornwall, PL15 9RE

Launceston 5 miles - North Cornish Coast 13 miles - Exeter 45 miles

A deceptively spacious detached property with versatile accommodation and stunning views.

- Character Non Listed Cottage
- Detached Garage
- No Near Neighbours
- Delightful Gardens
- Freehold
- 5 Double Bedrooms
- Sitting Room & Snug
- Off Road Parking
- Stunning Views
- Council Tax: E

Guide Price £675,000

SITUATION

The property is located just under a mile outside the village of Boyton 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. Holsworthy, 10 miles away also offers a range of shopping and educational facilities including a Waitrose Supermarket. 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 delightful character property, believed to date back to the 1600's with the original part of the property being of cob & stone construction and a traditional 1990's block and brick extension, occupying a private setting with wonderful far reaching countryside views across Dartmoor and Bodmin Moor. The property has been greatly improved by the current owners and offers delightful gardens, detached garage/workshop, summerhouse with power and a drive offering parking for numerous vehicles.



ACCOMMODATION

The front door leads into a spacious entrance porch and hall with storage cupboards, doors to the reception rooms, kitchen and stairs leading to the first floor. The kitchen/dining room has a range of base units, drawers, floor to ceiling pantry cupboards, space for fridge, freezer and appliances, Rangemaster cooker with a hob over and a door leading to the rear hall/boot room with access to the drive, downstairs WC and utility room with space for appliances. The downstairs continues to two wonderful reception rooms, the first being the triple aspect sitting room with an impressive fireplace housing a wood burning stove, oak flooring, exposed beams and doors leading to an outdoor patio area. The second reception room, a snug currently used as a music and movie room, can also be used as a dining room which has an impressive feature fireplace with a stone surround housing a wood burning stove, windows overlooking the rear garden and a door that leads out to a further patio area.

The first floor offers a spacious landing with oak railings and 5 double bedrooms each with the most attractive rural views of the surrounding moors of Bodmin and Dartmoor. The master bedroom has an en suite shower room with a WC and hand wash basin. Bedroom 2 has a walk in dressing room while the other 3 bedrooms all offer built in storage with bedroom 5 currently being used as a home office. The first floor is completed by a family bathroom with a bath and shower above, WC and hand wash basin.

OUTSIDE

The property is approached by a gravel drive with parking for numerous vehicles and a detached garage / workshop. The garden is immaculately presented and laid to lawn with an array of shrubs, plants, raised flower beds and a patio that wraps around the property with fabulous views over the surrounding countryside and moors. The garden is completed by a garden room with views to Dartmoor National Park and power.

SERVICES

Mains water, electricity and private drainage via a treatment plant. Oil fired central heating. Owned solar panels. Please note the agents have not inspected or tested these services. 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 appointment with the vendor's appointed agents, Stags.

DIRECTIONS

From Launceston take the B3254 road signposted to Bude, crossing over the River Ottery at Yeolmbridge, continuing up the hill to Ladycross. Proceed past Werrington Primary school on your right and on the bend take the right hand turning signposted Boyton. Continue along this road for approximately 1.6 miles and you will see the property on your right.

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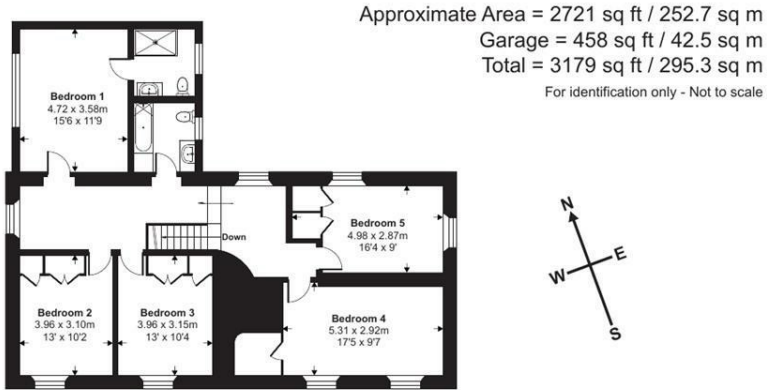


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76 86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

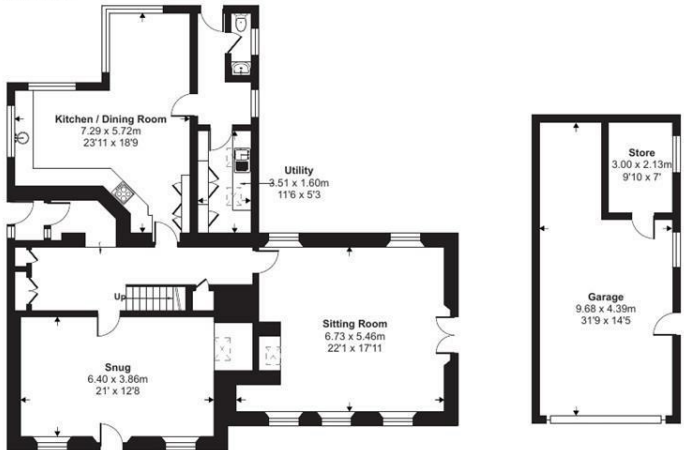
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First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3hcom 2025. Produced for Stags. REF: 1238425