



Bradcott





# Bradcott

Boyton, Launceston, Cornwall, PL15 9RL

Launceston (A30) 7.5 miles - North Cornish Coast 11.9 miles -  
Okehampton 24.2 miles

**A 3 bedroom house with landscaped gardens, a meadow with pond and an excellent range of outbuildings**

- Fantastic Range of Outbuildings
- Stunning Landscaped Gardens
- Large Pond and Meadow
- Ample Off Road Parking Areas
- Semi-Detached Cottage
- Delightful Rural Outlooks
- 2.66 acres in all
- 3 Bedrooms
- Tenure: Freehold
- Council Tax Band: B

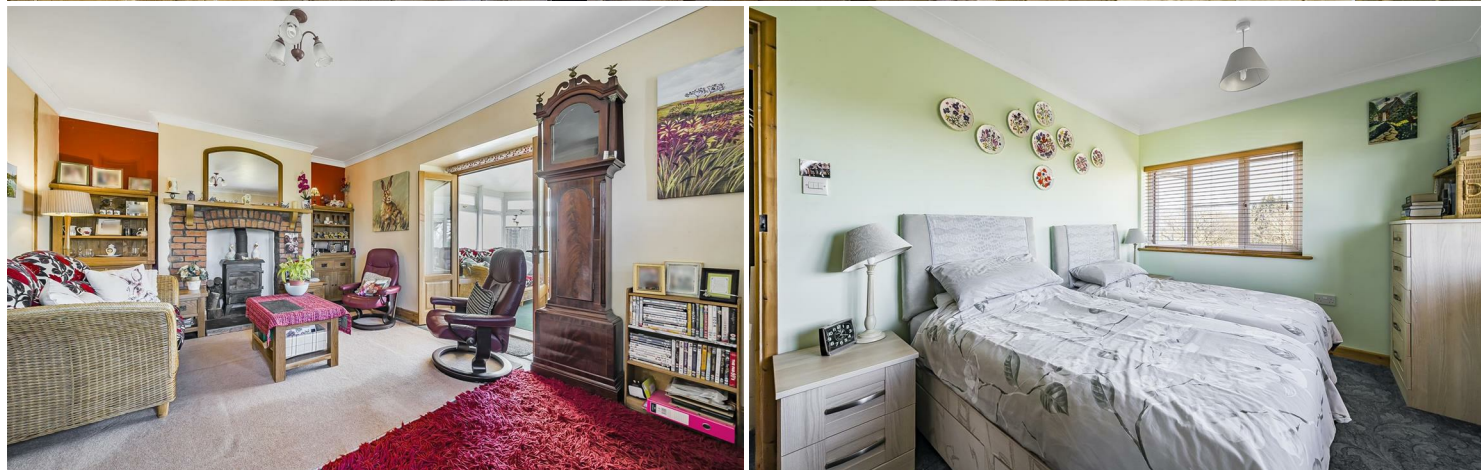
**Guide Price £495,000**

## SITUATION

The property is situated in a rural yet accessible location approximately 1 mile from village of Boyton enjoying with far reaching rural outlooks from the first floor. The village of Boyton has a primary school, parish hall and Methodist Chapel whilst being accessible to and from the town of Launceston, approximately 6 miles away with an excellent range of shopping, leisure and educational facilities, along with access to the A30 connecting the cities of Truro and Exeter. The North Cornish Coastline is within 12 miles, where Widemouth Bay offers a wild and sandy stretch of coastline, popular for surfing and other coastal pursuits.

## DESCRIPTION

A very special and well cherished semi-detached cottage having been the much loved family home of the current owners for over 30 years. Understood to originally date back to 1860 constructed of stone, the property was extended approximately 30 years ago with a block extension, and has been extremely well maintained including the roof being re-tiled in 2021. With meticulously well kept gardens, a large pond, an excellent range of outbuildings and ground mounted solar panels, viewings are highly recommended to appreciate the gardens and position.





**ACCOMMODATION**

The kitchen/diner has a range of base and wall mounted units, space for a dining table and chairs, along with ample storage including a pantry and understairs cupboard. There is an oil fired Stanley cooker for cooking, heating and hot water, with space and plumbing for various white goods and a fully electric range style cooker. There is a rear utility with space and plumbing for a washing machine, and a tiled porch with storage and a ground floor shower room. The sitting room has a beautifully tiled floor with Welsh slate and a bespoke brick fireplace housing a woodburning stove. There is a front porch which adjoins the sitting room, and south westerly facing conservatory to the front, with doors that open to a decked sun terrace.

A staircase to the first floor presents the 3 bedrooms all serviced by a family bathroom complete with a fully fitted suite and a wooden Velux window. All 3 bedrooms have far reaching rural views, with the principle bedroom having the benefit of a walk through wardrobe currently used as an office space.

**OUTSIDE**

A gated entrance to a gravelled driveway allows for off road parking for 2-3 vehicles with a decked sun terrace adjoining the conservatory. There is a separate entrance and additional parking on a large driveway with an open fronted car port. The gardens are a stunning feature of the property, a haven for various wildlife and an ever changing array of colour throughout the seasons. A mixture of pathways cut through the gardens which are well stocked with an abundance of mature shrubs, trees and various perennials. An excellent range of outbuildings including tractor sheds, an open fronted car port, summerhouses, a polytunnel and more offer the perfect space for keen gardeners or those looking for ample vehicle storage/workshop space and many of the buildings have power and light connected. The large pond is surrounded by an area of level grassland, one of many delightful seating areas to sit and enjoy the peace and tranquillity. 2 sets of ground mounted solar panels connect to battery storage in the property and are owned and included in the sale. The land in all extends to approximately 2.66 acres in all.

**SERVICES**

Mains electricity and water. Private drainage via sewage treatment plant (installed approximately 2018). Oil fired central heating. Solar panels and battery, owned. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (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**

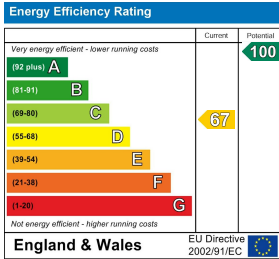
From Launceston take the B3254 road signposted to Bude, crossing over the River Ottery at Yeolmbridge and continue up the hill to Ladycross. After passing Werrington Primary School, turn right on the bend signposted Boyton. Continue along this road for approximately 3.7 miles passing through the village of Boyton where the property will be located on the right hand side.

what3words: ///pouting.snap.craftsmen





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.



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