



Bowthick Cottage



Bowithick Cottage

Bowithick, Launceston, Cornwall, PL15 7SH

Altarnun 3.7 miles - North Cornish Coast 8.3 miles - Launceston 10.6 miles

A gorgeous moorland cottage in need of refurbishment in the stunning location on Bodmin Moor

- Online Auction: £200,000 - £250,000
- Enviably Rural Location
- Scope to Renovate and Improve
- Character Features
- Tenure: Freehold
- Direct Access to Bodmin Moor
- Detached Character Cottage
- 3/4 Bedrooms
- On Road Parking
- Council Tax Band: C

Auction Guide £200,000

METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior.) The auction end date is Wednesday 2nd July 2025 at 4:00pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - stags.co.uk on the Auction Page.

SITUATION

The property is positioned in a most enviable location within an AONB on the northern foothills of Bodmin Moor. The hamlet of Bowithick is rich in history and renowned for its rugged and unspoilt moorland scenery with direct access to Bodmin Moor. 4 miles away is the village of Altarnun and Five Lanes with a range of amenities, primary school and a beautiful Church known affectionately as 'The Cathedral on the Moor'.

DESCRIPTION - GUIDE £200,000 - £250,000

A charming Cornish Cottage with enormous potential understood to originally date back to the mid 17th Century, believed to be constructed of stone under a slate roof and later extended with a block extension, comprising a mixture of uPVC and wooden double glazed windows. Entrance porch into farmhouse style kitchen with slate floor and exposed wooden beams, with two granite fireplaces housing an oil fired Rayburn and a wood-burning stove. The sitting room has a door to the rear and access to a large storage area. The ground floor is complete with a shower room with space and plumbing for white goods. The first floor presents a versatile layout with 3 bedrooms and an additional garden room/4th bedroom that can be accessed via a separate entrance from the garden. The family bathroom has a separate shower cubicle and bath, a wooden Velux window and a sloping ceiling.

There is a level area to the front of the property and steps leading to the garden. Both the decked terrace and gardens enjoy views over the neighbouring pastureland and moorland hills in the distance. There is a storage building at the rear which is understood to be used and accessed by the neighbouring property and on road parking within the hamlet.



SERVICES

Mains electricity. Private water supply (currently non-potable - quote in legal pack) and private drainage via shared septic tank. Oil fired central heating and wood burning stove. Broadband availability: Standard and Ultrafast. Mobile signal coverage: None. (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

We kindly ask that all viewers use what3words for the exact location: //jetliner.machine.most. For detailed directions, please contact Stags Launceston.

PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration

BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding

SOLICITOR ACTING

Ben Mitchell - Pamalls Solicitors, 15-19 Westgate Street, Launceston, Cornwall, PL15 7AB. Tel: 01566 772375.

COMPLETION DATE

The completion date will be as dictated by the solicitor and included in the legal pack.

DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



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
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		26
(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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