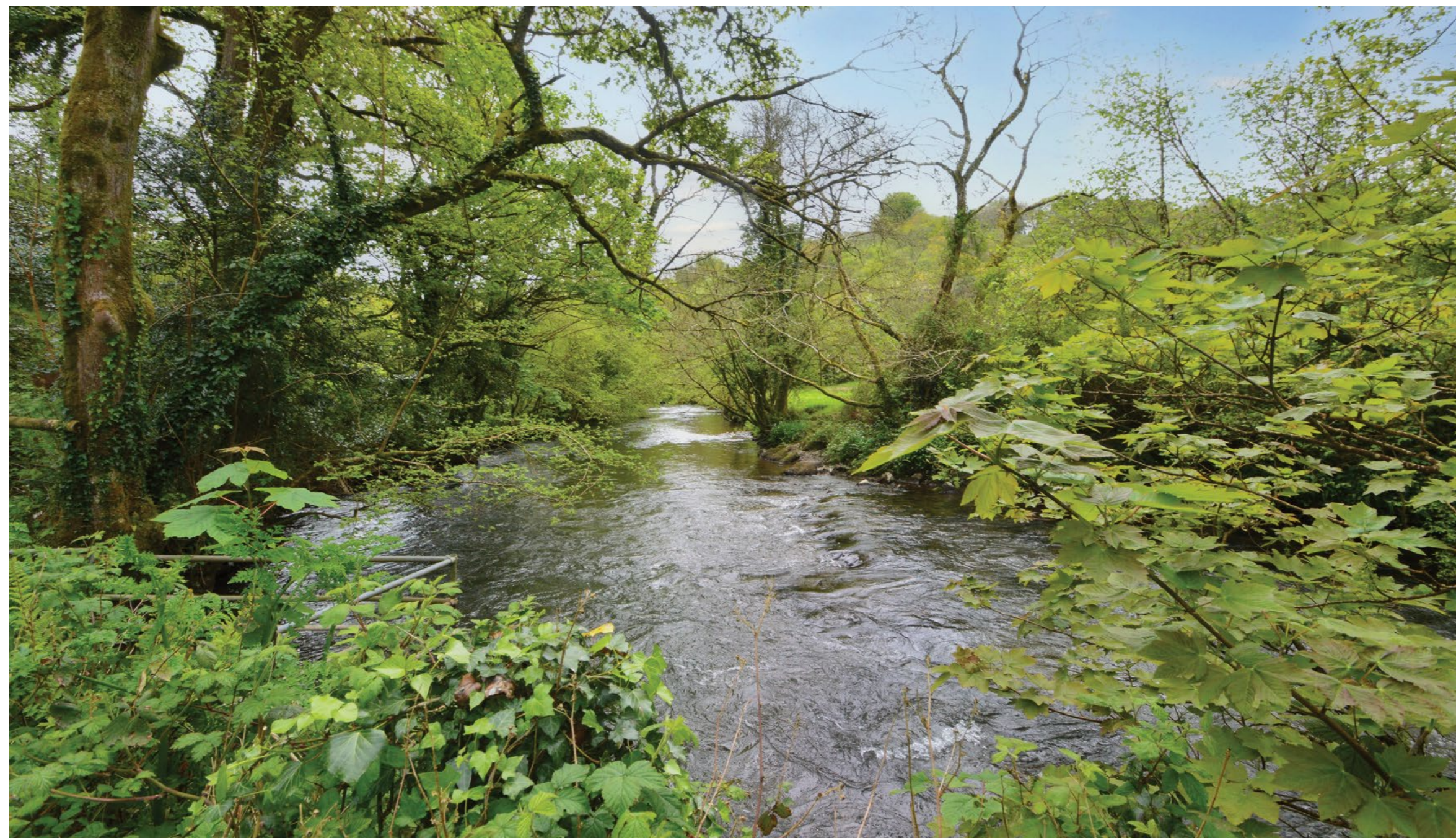




D. R. Kivell  
COUNTRY PROPERTY

Boscarn  
Launceston, Cornwall





## Boscarn, Trebulllett, Launceston, Cornwall, PL15 9QQ

**Launceston** 6 miles · **Plymouth** 23 miles · **Truro** 45 miles  
**Exeter** 46 miles

 3 Bedrooms  3 Reception Rooms

 EPC C69  25 Acres

Quietly located 25 acre livestock / equestrian smallholding in an idyllic valley setting. Well presented 3 bedroom bungalow, traditional barns with potential, livestock/general purpose buildings. Pastureland, amenity woodland, river frontage and fishing rights on the River Inny.

Boscarn is located in a quiet rural hamlet 1 mile west of Trebulllett village. Trekenner primary school is 2.5 miles to the east and Tre Pol Pen farm shop, café and restaurant at Lezant is 2 miles to the south east. Launceston 7 miles to the north offers day to day facilities, individual shops, supermarkets, recreational facilities, private and state schools and access to the A30. Plymouth is 23 miles southeast, Truro 45 miles to the south west and Exeter is 52 miles to the north east.

Boscarn is well a located smallholding, in a picturesque valley setting enjoying views over the valley to the farmland beyond. The property provides diverse mix of pasture land providing quality grazing for livestock, amenity woodland for the nature enthusiasts and river frontage for fishing. Boscarn has an individually designed and well presented 3 bedroom, 3 reception room bungalow which was built by the current owners in 1983 offering comfortable and flexible family living with potential to extend into the loft and garage to provide further living space.

Boscarn bungalow benefits from solar panels on a high feed-in tariff and double glazing. The open plan, light and bright accommodation briefly comprises: Bifold doors opening to the Boot Room / Store. Utility; Fitted base units inset steel sink and



space for washing machine, tumble dryer and dishwasher, laminate flooring and part glazed stable door to the rear. Kitchen / Breakfast room; Fitted wall and base units under wood effect worksurfaces, stainless steel 1 ½ bowl sink and drainer, electric cooker with extractor above, wood laminate floor and window to the rear. Dining Room; Wood laminate floor, large window and door to Conservatory; a triple aspect Upvc double glazed conservatory overlooking gardens, tiled floor. Sitting Room; Open fireplace with granite and slate surround and woodburning stove, wood laminate floor and window to the front. Inner Hall; Airing cupboard, window to the side. Bathroom; bath, w/c, wash hand basin. Bedroom 1; a dual aspect room with windows to the front and side overlooking the gardens and farmland. Bedroom 2; a double room with window to the side. On the First Floor; Bedroom 3; Window to the side and door to; Loft Storage Room: potential to create a further bedroom. Basement Store room: providing a log/general storage area.

#### **Integral Garage / Workshop**

Bi fold doors to the front, window to the side and built in workbench, numerous power points.

Door to; Rear lobby; Tiled floor, door to the rear. Shower Room; Tiled floor, corner shower, wash hand basin, W/C and window to the rear.

#### **Outside**

From the parish road a gated entrance opens onto a tarmac drive leading to the front of the bungalow which has ample parking for 4 or 5 cars. At the front of the bungalow is a lawned garden with flowerbed borders and steps up to the terraced garden which has well stocked flowerbed borders, raised vegetable beds and fruit cages.

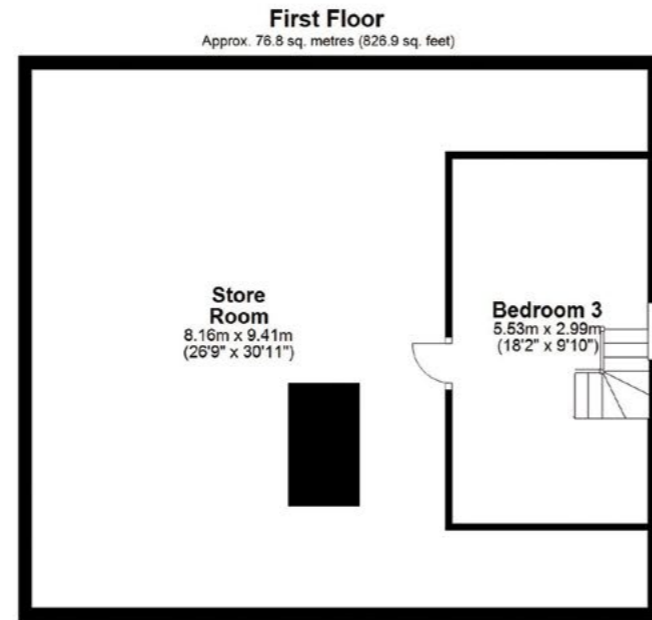
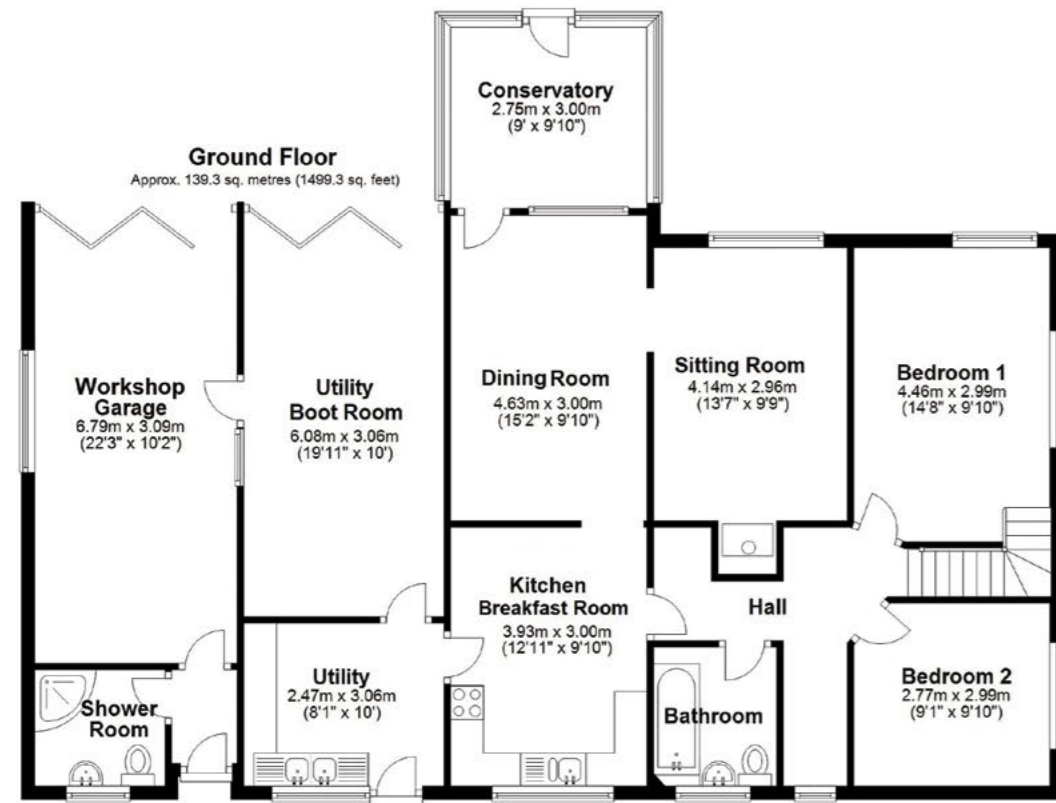
**Aluminium Framed Greenhouse:** 2.50m x 1.88m (8'2 x 6'2)

**Potting Shed:** 2.06m x 1.50m (6'9 x 4'11)

Steps lead to the upper lawned terrace and an enclosed vegetable garden and polytunnel 6.00m x 3.5m (19'8 x 11'5) with a paved patio. The adjoining buildings have rainwater harvesting providing water for the polytunnel and gardens, leading to an enclosed orchard of Apple, Cherry and Plum trees.







Total area: approx. 227.7 sq. metres (2450.9 sq. feet)  
Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.



**Buildings**

**Traditional Stone Barn (Former Cottage):** 6.35m x 5.30m (20'9" x 17'4")  
Slate floor, inglenook fireplace with cloam oven, potential for conversion

**Traditional Barn:** 14.40m x 6.15m (47'2" x 20'2")  
Garage workshop and store.

**The Top Yard**  
Direct access from the parish road. These buildings have potential for conversion and briefly comprise:

- Shippen Buildings:** 8.85m x 4.26m (29'0 x 13'11)
- Adjoining Fodder Store:** 8.85m x 4.75m (29'0 x 15'7)
- Adjoining Former Dairy:** 3.04m x 2.40m (9'11 x 7'10)

- Loose Box:** 3.92m x 2.31m (12'10 x 7'6)
- Traditional Barn:** 12.50m x 4m (41'0 x 13'1)
- Divided into 3 loose boxes

**Storage Building:** 2.45m x 1.94m (8'0 x 6'4)

**The Upper Yard**  
Direct access from the parish road, a large yard area for machinery / general storage and buildings briefly comprise:

- Storage Building:** 16.30m x 6m (53'5 x 19'8)
- Fodder / General purpose storage
- Machinery / General Purpose Store:** 9.50m x 13.80m (31'2 x 45'3)

**Adjoining Livestock / Fodder Storage Building:** 18.70m x 8.20m (61'4 x 26'10)

**Livestock / General Purpose Building:** 9.75m x 4.73m (31'11 x 15'6)  
Divided into two pens.

**Adjoining Workshop:** 4.90m x 4.90m (16'0 x 16'0)



### The Land

The land extends to approximately 18.50 acres of productive grassland, which is divided into easily manageable paddocks and enclosed within treelined Cornish bank hedging and stock fencing. There is approximately 5.25 acres of amenity woodland made up of a mix of mature hardwood trees providing a habitat rich in flora and fauna. In the spring and summer, the woodland floor is full of colour of Bluebells and wild flowers. Paths lead from the land meandering through the woodland, down to the river. Along the western boundary is approximately 550m (1800') of frontage to the River Inny, with fishing rights, and is stock proof fenced for the majority of the boundary.

### Further Land Available

A further 7.7 acres of land is available as a separate option, shown on the land plan edged in blue.



### Services

<b>Water</b>	Private
<b>Drainage</b>	Private
<b>Electricity</b>	Mains
<b>Heating</b>	Night Storage heaters, woodburner with a back boiler
<b>Broadband</b>	Open Reach Connection <a href="http://www.checker.ofcom.org.uk">www.checker.ofcom.org.uk</a>
<b>Telephone</b>	Open Reach Connection <a href="http://www.checker.ofcom.org.uk">www.checker.ofcom.org.uk</a>
<b>Mobile Signal</b>	<a href="http://checker.ofcom.org.uk">checker.ofcom.org.uk</a>
<b>Council Tax</b>	Band B
<b>EPC</b>	C69
<b>Renewable Energy</b>	Solar photovoltaic panels with Feed In Tariff

### Local Authority

**Cornwall Country Council**, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. 0300 1234100

### Tenure

The property is offered for sale freehold with vacant possession on completion.

### Viewing Arrangements

Accompanied viewings are strictly by appointment with D. R. Kivell Country Property 01822 810810.

### What3words Location Finder

[valuables.lottery.commit](http://valuables.lottery.commit)





### Directions

From Launceston, at Pennygillam Roundabout take the exit onto the B3254 towards South Petherwin. Continue on the B3254 for approximately 3 miles passing through South Petherwin then turn left towards Trebulet. Continue on this road passing through Higher Larrick, then bear right, after a short distance bear right on a No Through Road, then the entrance to Boscarn is on the right.

### Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoings, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







DRK

Tel 01822 810810

Email [sales@drkivell.co.uk](mailto:sales@drkivell.co.uk) Web [drkivell.co.uk](http://drkivell.co.uk)

South Brentor, Tavistock, Devon PL19 0NW  
121 Park Lane, Mayfair, London W1K 7AG

