



Bradridge Court

Boyton | Launceston | Cornwall



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Enjoyed by our vendor since its conversion is this unassuming terraced stone barn conversion offering 3 double bedrooms and 2 bathrooms. The property has a private and enclosed rear garden with views, whilst the barn is full of character, making this a perfect family home or holiday retreat!

You enter into a welcoming hallway with access to the staircase and a door into the ground floor WC with under stairs storage cupboard. Overlooking the front courtyard in the kitchen/breakfast room with a range of modern eye and base level units together with various integrated appliances. A few steps and double doors open into the rear aspect sitting/dining room. This generous space has French doors and a windows opening out to the private garden. Steps lead back into the entrance hallway.

On the first floor there are 3 double bedrooms and a family bathroom. The master bedroom has a beautiful outlook over the rear garden with views towards open countryside beyond. There is a door opening into an en-suite shower room. Bedroom 2 is another great size double with a velux window and finally bedroom 3 is a small double leaving space for furniture. The family bathroom has a matching white 3 piece suite with a shower over the bath. All of the first floor has vaulted ceilings exposing the wooden 'A' frames and deep whitewashed stone walls.

The property is approached via a gravelled courtyard to the front door. The rear garden is level and has a large patio area adjoining the sitting/dining room. Beyond here is a sizable area of lawn adjoining open fields. Opposite the property are 2 allocated parking spaces plus an area for visitors.



Situation
Bradridge is a former farmstead created from a courtyard of stone barns close to the village of Boyton that is approximately 6 miles from the market town of Launceston and offers a Parish Hall, Primary School and Methodist Church.

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

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Entrance Hallway
11'1" x 3'5" (3.40m x 1.05m)

Kitchen/Breakfast Room
11'10" x 11'1" (3.61m x 3.39m)

Sitting/Dining Room
20'4" x 16'2" (6.22m x 4.94m)

W/C
5'9" max x 4'7" (1.76m max x 1.41m)

First Floor Landing

Bedroom 1
13'8" x 10'8" (4.19m x 3.27m)

En-Suite
7'1" x 3'6" (2.16m x 1.09m)

Bedroom 2
13'10" x 9'5" (4.22m x 2.88m)

Bedroom 3
10'4" x 10'2" (3.17m x 3.11m)

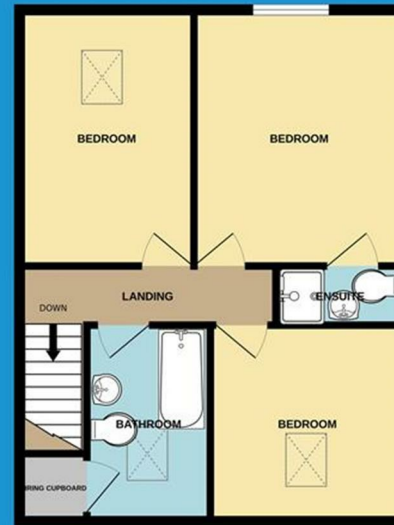
Bathroom
14'3" x 6'2" (4.36m x 1.89m)

Services
Mains Electricity and Water.
Private Drainage.
Oil Fired Central Heating.
Council Tax Band D.

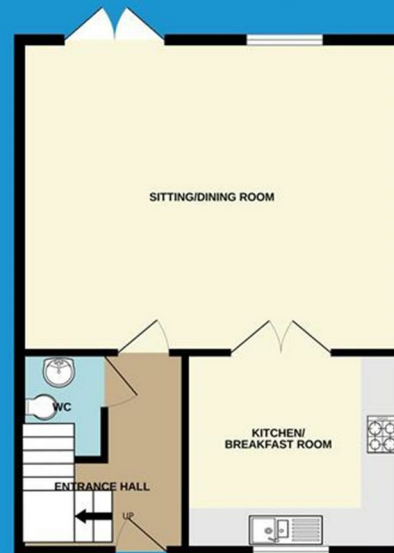
Agents Note
There is a management company set up to manage the driveway, communal areas (including visitor parking) and water treatment plant. Each owner on this development is a director of this company.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		69	
(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	

First Floor



Ground Floor



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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