



Willowhayes, Underlane
Boyton | Launceston | Cornwall



Town • Country • Coast

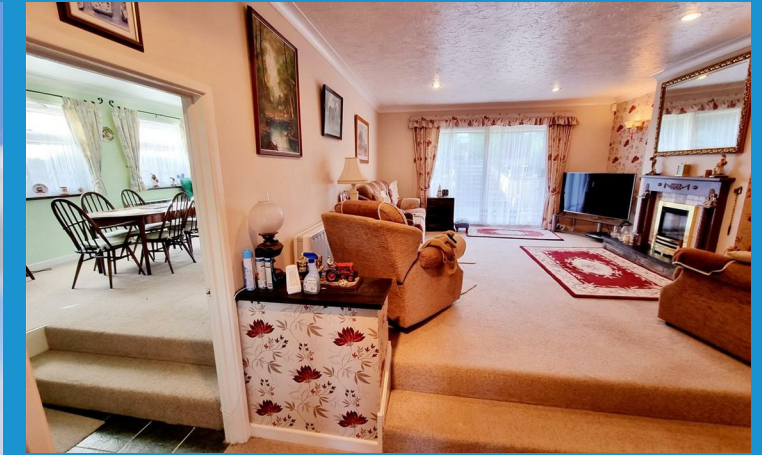


Located in a quiet rural village is this split level detached bungalow offering 3 double bedrooms (1 ensuite). The property adjoins open countryside and has a sizable front and rear garden. The property offers a purchaser scope to add their own stamp inside and out creating a wonderful home.

You enter the property into a hallway with doors to bedroom 3, the integral garage and sitting room. The sitting room is split level with a few steps up to the large sitting area with access out to the rear garden plus an open fire (not in use) to one side. Next to the sitting room is the split level kitchen/dining room. The kitchen area has an extensive range of eye and base level units plus integrated appliances. A few steps take you up to the dual aspect dining area with french doors out to the rear garden.

There are 3 double bedrooms in total plus a family bathroom. The master bedroom is a good size rear aspect double with built in wardrobes and an ensuite shower room. Bedroom 2 is front aspect with a shallow bay window and a bank of built in wardrobes. Next to this bedroom is the family bathroom which has a matching 3 piece suite including a shower over the bath. Bedroom 3 is a small double which is front aspect and could be used as a study or hobbies room.

Off of the entrance hallway is the integral single garage with a metal up and over door. In front of the garage is plenty of off street parking for 3/4 vehicles. Beyond the driveway is an area of garden elevated up from the parish road. Pathways lead down the side of the bungalow into the rear garden which is fully enclosed to all sides. Spanning the width of the property is a large patio area with ornamental fish pond. Steps lead up to a large area of garden which have been planted with low maintenance garden in mind but could easily be altered creating an area for a good size lawn. At the top of the garden is a fence adjoining open countryside creating a lovely backdrop.



Situation

Boyton that is approximately 6 miles from the market town of Launceston and offers a Parish Hall, Primary School and Methodist Church. The village is serviced by the school bus for Launceston College.

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.

Directions

The postcode for the property is PL15 9RR. From Launceston exit the town through Newport and up St. Stephens Hill using the B3254. Follow this road through the villages of Yeolmbridge and Ladycross. At Ladycross, turn right, signposted 'Boyton' follow this road for approximately 2.5 miles, turn right and follow the road into the village. Turn left into Underlane where the property will be seen on your left after the hall.

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Entrance Hallway
8'3" x 7'10" (2.52m x 2.39m)

Living Room
20'4" x 13'10" (6.20m x 4.22m)

Kitchen/Dining Room
25'4" x 12'0" (7.74m x 3.66m)
Kitchen Area - 3.66m x 3.10m
Dining Area - 4.60m x 3.69m

Bedroom 1
12'0" max x 11'3" (3.67m max x 3.44m)
Excluding Wardrobes

En-suite
10'6" max x 3'10" max (3.22m max x 1.18m max)

Bedroom 2
10'0" x 8'11" (3.06m x 2.72m)
Excluding Wardrobes

Bedroom 3
9'5" x 7'11" (2.89m x 2.42m)

Bathroom
7'8" x 6'8" (2.35m x 2.05m)

Garage
20'4" x 12'0" (6.2m x 3.67m)

Services
Services TBC
Council Tax Band TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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