



**Moorhaven, Boyton,  
Launceston, Cornwall, PL15 9RL**

Guide Price £625,000 Freehold



**DAVID J ROBINSON**  
ESTATE AGENTS & AUCTIONEERS



## A most appealing smallholding with useful outbuildings and stunning rural outlooks

- 6 Bedrooms & 2 Shower Rooms
  - 4 Reception Rooms
  - Contemporary Kitchen
  - Stunning Rural Outlooks
- Licensed 5-Pitch Caravan Site
- Useful Range of Outbuildings
- 17.8 Acres In All (or thereabouts)
  - EPC F & Council Tax D

**SITUATION** Situated just over a mile north of the village of Boyton with a primary school and thriving community spirit. The former market of Launceston is 7 miles distant with a range of supermarkets, doctors', dentists' and veterinary surgeries, fully equipped leisure centre and access to the vital A30 trunk road.

The A30 provides access to the Cathedral cities of Truro to the west and Exeter to the east, with access to the M5 motorway network, mainline railway to London and an international airport.

The market town of Holsworthy is 8 miles to the north and the coastal resort of Bude is 13 miles with extensive sandy beaches and cliff walks.

**DESCRIPTION** Built in 1860 with a modern extension, a remarkably spacious, attached farmhouse with extensive accommodation, having

been subject to considerable expenditure and improvement by the current vendor over the last 13 years. An excellent opportunity for a smallholding with useful outbuildings and licensed caravan site, all enjoying stunning rural outlooks, peace and tranquility.

The accommodation is illustrated on the floorplan and briefly comprises: spacious entrance porch, hallway with doors off, triple aspect lounge with woodburner set on slate hearth and sliding doors to the snug/study with doors to the rear.

Across the hall, the dining room has stairs rising to the first floor, fireplace with woodburner and attractive tiled floor which links into the former breakfast room and then into the kitchen. This room has a solid fuel Rayburn, large fitted pantry cupboards, deep understairs storage and leads into the main kitchen area with a range of fitted



units, electric oven, induction hob, extractor over and appliance space. Utility room/pantry with slate worktop, plumbing and appliance space for washing machine and upright fridge/freezers.

From the kitchen, a door opens into the conservatory/sun room enjoying views over the land with a WC and doors to the rear.

To the first floor there are 2 shower rooms and 6 bedrooms, (5 double and 1 single) all enjoying superb views over surrounding farmland and 3 of which have fitted wardrobes.

**OUTSIDE** Approached from the lane onto a tarmac drive providing off road parking for numerous vehicles. There is a gravelled garden area with

shrub borders and double wooden gates to the rear of the property. The rear garden is laid to lawn with pond, flower beds and greenhouse.

A hardstanding area leads to the outbuildings which comprise 3 stables/workshops, workshop, barn split into individual pens and holding pen and separate tractor shed. A gate leads to the 5-pitch caravan site with chemical disposal point.

The land is divided into several well-fenced and gated enclosures with small orchard and woodland area of 3.6 acres.

The property extends in all to 17.813 acres (or thereabouts).

**SERVICES** Private water via borehole, private drainage, mains electricity, central heating and hot water via Rayburn. Council tax band D. Full EPC document available on request. Broadband available: visit Openreach website. Mobile phone coverage: visit Ofcom website. Please note the Agents have not inspected or tested these services.

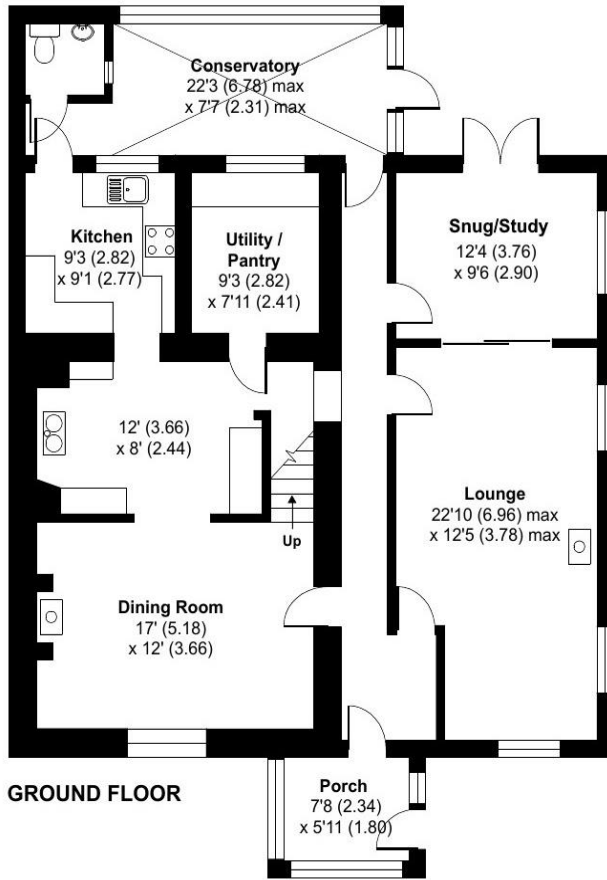
**VIEWINGS** Strictly by prior appointment through David J Robinson Estate Agents & Auctioneers.

#### **DIRECTIONS**

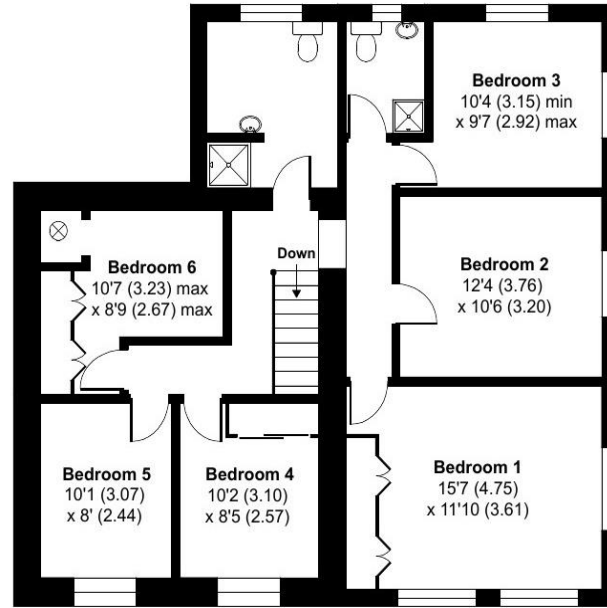
Sat Nav Postcode: PL15 9RL  
What3Words: nail.latter.tailwind

Approximate Area = 2382 sq ft / 221.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 977680



For more information or to arrange a viewing, please contact us:

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