



**Higher North Beer Farmhouse, Boyton,
Launceston, Cornwall, PL15 8NP**

Guide Price £699,950 Freehold





A most appealing and much improved Grade II Listed farmhouse, in a tranquil yet accessible rural location

- Hosted Virtual Viewings
- 4 Bedrooms (1 En Suite)
 - 4 Reception Rooms
- Kitchen/Breakfast Room
- Outbuildings with Potential
 - Attractive Gardens
- 1.24 Acres Available by Separate Negotiation
 - EPC E & Council Tax F

SITUATION Set in a small hamlet on the edge of the parish of Boyton with its Church and village primary school. The Stumble Inn & restaurant is within 3 miles and the nearby village of Whitstone (5 miles) has a post office/convenience store catering for day-to-day needs.

The former market town of Launceston is 7 miles distant and offers a range of supermarkets, doctors', dentists' and veterinary surgeries together with educational facilities, sporting and social clubs and two testing 18-hole golf courses. The vital A30 can be accessed at Launceston and connects the Cathedral cities of Truro and Exeter.

The coastal resort of Bude is some 13 miles to the north with sandy beaches and coastal walks.

DESCRIPTION Impeccably presented detached farmhouse of cob, stone, brick and block construction beneath a slate tiled roof which has been the cherished home of the current vendor for the last 16 years. The property benefits from double glazing and oil fired central heating.

The accommodation is illustrated on the floorplan and briefly comprises: storm porch with door into entrance hall, stairs rising to the first floor and doors into other rooms comprising cloakroom, study/hobby room and family room with open fireplace housing a woodburner on slate hearth. From hallway, 2 steps down into dining room, door into kitchen and opening into lounge with feature brick fireplace housing a wood burner on slate hearth. Glazed doors open into garden room/study with patio doors onto rear terrace.



The kitchen/breakfast room has a range of base and wall mounted units, inset 1½ bowl sink, range style cooker with extractor over, integral dishwasher and fridge and feature fireplace with cloam oven. Patio doors open onto rear patio ideal for al fresco dining. Door into utility room which has a range of base units, inset sink, space and plumbing for washing machine and tumble dryer, base level oil fired boiler and adjoining airing cupboard. Return door to hallway.

Upstairs there is a split-level landing with doors to all rooms comprising master bedroom with en suite shower, 3 further bedrooms and family bathroom with a bath, separate shower cubicle, sink and WC.

OUTSIDE The house sits centrally in the plot with gravel driveway and turning area to the front providing parking for several vehicles. The front garden is laid mainly to lawn with a gate leading to a small concrete yard with a useful range of outbuildings comprising wood store, tools store and workshop with power and light connected. The workshop can also be accessed from the road.

Either side of the house are pathways leading to the rear garden which is laid mainly to lawn with well-defined hedge and fence boundaries, useful garden implement store, extensive patio area, greenhouse and timber summerhouse. The plot extends in all to 0.42 acres (or thereabouts).

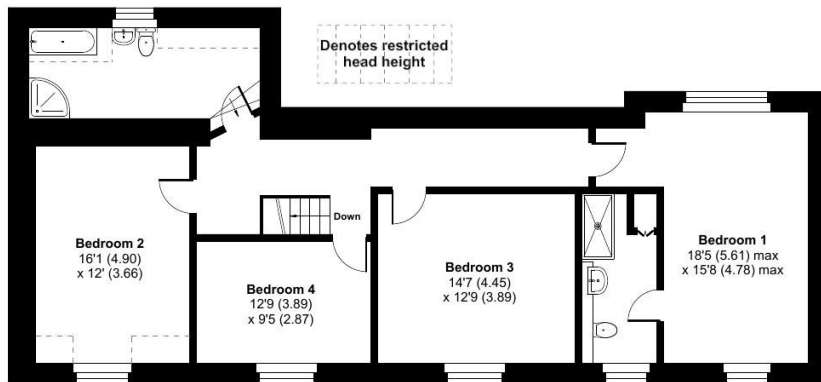
On the other side of the quiet country lane lies a most attractive parcel of woodland comprising arboretum, timber summerhouse, fenced vegetable garden and large fruit cage. This area amounts to 1.24 acres (or thereabouts) and is available by separate negotiation.

SERVICES Mains water, mains electricity and private drainage (septic tank). Ultrafast Broadband connected. Council tax band F. Full EPC document available on request. Please note the agents have not inspected or tested these services.

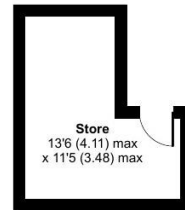
DIRECTIONS

Sat Nav: PL15 8NP

What3Words: ///jokers.breakfast.yield

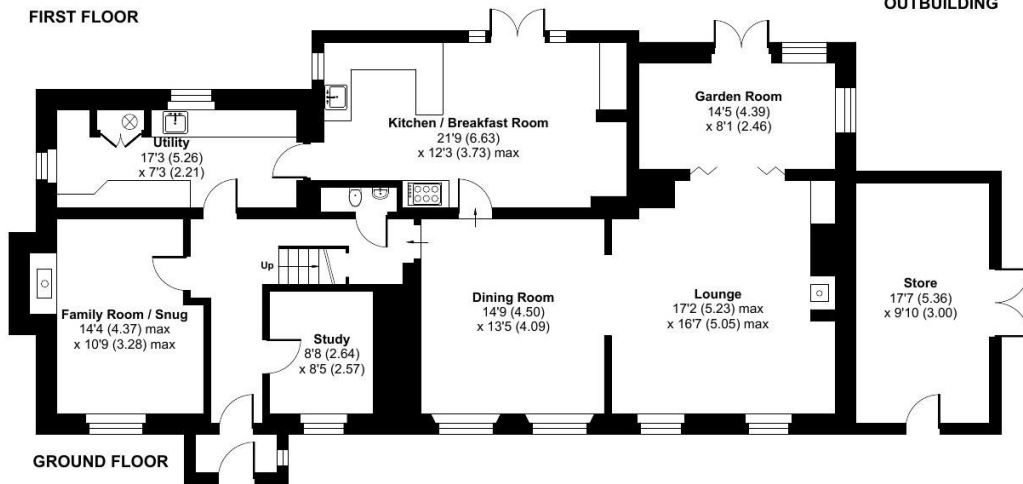


FIRST FLOOR

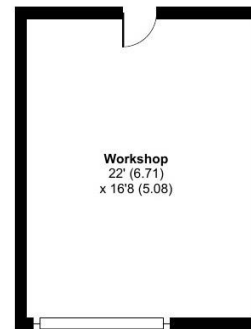


OUTBUILDING

Approximate Area = 2557 sq ft / 237.5 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Outbuilding = 119 sq ft / 11 sq m
 Workshop = 367 sq ft / 34 sq m
 Store = 174 sq ft / 16.1 sq m
 Total = 3258 sq ft / 302.4 sq m
 For identification only - Not to scale



GROUND FLOOR



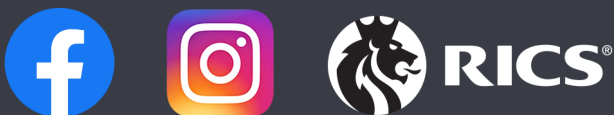
WORKSHOP



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1071637

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

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



DAVID J ROBINSON
 ESTATE AGENTS & AUCTIONEERS

David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.