



Underlane

Boyton | Launceston



Town • Country • Coast



Located in a quiet rural village is this detached bungalow offering 3 bedrooms (1 en suite). The property adjoins open countryside with a fantastic rural view beyond. The property offers a purchaser scope to update and extend (STP).

You step into a large entrance porch with double doors into the generous rear aspect sitting/dining room. To the rear are sliding patio doors out to the raised terrace, enjoying uninterrupted views of the nearby rolling countryside. A door opens into a hallway leading to the remainder of the accommodation. The kitchen/breakfast room is dual aspect again with a fabulous view. There are a range of eye and base level units with space for appliances. Adjoining the kitchen is a separate utility with the central heating boiler and a side door to the garden.

There are 3 bedrooms in total plus a family bathroom. The main bedroom is front aspect with built in wardrobes and an en suite shower room. Bedroom 2 is another front aspect bedroom with further built in wardrobes. Finally bedroom 3 is a further double bedroom. The family bathroom has a matching 3 piece suite including a shower over the bath.

The property is approached off a quiet parish road through 5 bar wooden gates onto a large driveway for several vehicles. Adjoining the driveway is a single garage with a metal up and over door. The rear garden is fully enclosed to all sides perfect for children and pets. Adjoining the sitting room is a raised terrace ideal for outside dining and enjoys the far reaching views.



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 right after the hall.

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Porch
 9'9" x 7'8" (2.99m x 2.36m)

Sitting Room / Dining Room
 17'11" x 15'7" (5.48m x 4.77m)

Kitchen / Breakfast Room
 11'8" x 10'0" (3.56m x 3.06m)

Utility Room
 7'8" x 5'10" (2.36m x 1.78m)

Bedroom 1
 11'5" x 10'1" (3.48m x 3.08m)
 Including Wardrobes

En-Suite
 9'10" max x 5'8" (3.02m max x 1.75m)

Bedroom 2
 11'5" x 9'1" (3.50m x 2.79m)
 Including Wardrobes

Bedroom 3
 10'1" x 8'6" (3.08m x 2.60m)

Bathroom
 7'9" x 5'9" (2.37m x 1.76m)

Garage
 17'8" x 9'0" (5.40m x 2.76m)

Services
 Mains Electricity, Water and Drainage
 Central Heating Type - Oil
 Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(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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