





COPY HALGWYTH, BOWITHICK

Bodmin Moor, Launceston, Cornwall, PL15 7SH

Price £525,000

- Beautiful detached 3 / 4 bedroom cottage blending charm and kerb appeal with bespoke modernisation
- Full Fibre Broadband, perfect for remote working and streaming. Character features and log burner
- Stunning dual aspect rooms with French doors, opening onto courtyard, garden and decked terrace
- Remote scenic rural location yet uniquely accessible to major routes
- Substantial lockable garage and carport of traditional cartshed design, within tiered gardens

Nestled at the heart of the picturesque and historic hamlet of Bowithick, on the fringes of Bodmin Moor, this beautifully presented three bedroom detached cottage, has potential for an occasional fourth bedroom and offers a truly immersive moorland lifestyle from the doorstep. Combining traditional charm with thoughtful modernisation, Halgwyth delivers the rare balance of rural living, everyday practicality, and remote working capability.

Approached via a network of scenic rural routes, the journey home can pass over cattle grids, streams and open moorland, with wildlife including ponies and grazing livestock reinforcing the sense of escape. Despite its setting, the property is within the parish of Altarnun with local amenities, award-winning public house and the church of St Nonna. It is also well connected via the A30 and A39 making around one hour connection of Exeter, Plymouth and Truro and around ten minutes to some of North Cornwall's most glorious beaches.





DIRECTIONS

From the A30 there are a number of routes. The most scenic to be, exit at five lanes and head to Altarnun where you will find the Church of St. Nonna known as 'The Cathedral of the Moor', follow the winding lane to the rear, at its very end turn left, follow this lane over two cattle grids and a ford where the scenery will open to low level moorland with streams and the historical bridge of Bowthick, over two further fords and a cattle grid and you will see Halgwyth at the centre of the hamlet to your left.

From Bude head south on the A39 signposted Wadebridge. Continue on the A39 for approximately 14 miles, take the next left signposted Launceston. At the crossroads head straight across passing at Davidstow Creamery, going over the cattle grid and turning left over Davidstow Moor once over the final cattle grid continue along for approximately 1/2 a mile and take the right hand turning signed Bowthick. Continue along this lane for approximately 1 mile, where the property can be found on your right-hand side.

What 3 words: discussed.smoothly.adjusting

ENTRANCE

A charming entrance hall welcomes you via a centrally positioned hardwood double-glazed front door, with climbing roses softening the exterior and enhancing the cottage feel. Slate flooring and intentional coordination set the tone of the cottage throughout, with radiator and cover, useful built-in cupboard, and a wooden staircase with under-stair storage. Traditional pine latch doors lead to the principal ground floor rooms.

SITTING ROOM

13' 11" x 11' 1" (4.24m x 3.38m) A striking sitting room showcasing the true character of the cottage. The granite fireplace set with a heavy lintel and cloam oven, frame the wood burner, creating a powerful focal point. Exposed beams, slate flooring and neutral tones combine to create warmth and texture, while French doors open directly onto the courtyard dining area connecting indoor and outdoor living.

KITCHEN

14' 6" x 10' 0" (4.42m x 3.05m) A beautiful dual aspect kitchen enjoying early sun and views over the shared use residents driveway and winding country lane of Bowthick. Bespoke wooden cabinetry is finished with solid oak worktops, incorporating a butler sink, full size integrated appliances, and space for a freestanding cooking range.

A matching mobile island adds flexibility and storage. Beamed ceilings, LED lighting and integrated speaker complete a space that blends cottage character with modern convenience, and room for dining.

HOME STUDY

9' 3" x 6' 2" (2.82m x 1.88m) A highly versatile room offering flexibility to suit modern living and remote working. Ideal as a private home office, hobby space, or potential fourth bedroom. Finished with slate flooring, LED lighting and speaker, radiator, and matching with the entire cottage, windows of pine casement with double glazing and traditional style lockable cast iron handles and stays.

UTILITY ROOM

6' 9" x 9' 3" (2.06m x 2.82m) A practical yet beautifully finished space with matching bespoke cabinetry, solid oak worktops and slate flooring. Includes designed pantry storage, laundry facilities, and butler sink with swan tap. A traditional pine stable door opens directly to the lower courtyard area, where external hot and cold water taps provide added convenience for everyday country living.

WC

4' 3" x 3' 11" (1.3m x 1.19m) A well finished cloakroom with wash basin, WC, window, LED lighting and discreet housing for the boiler and private water system.

LANDING

Light filled landing with warm wooden flooring, dual aspect windows, led down lighting, airing cupboard and filtration system for the private water supply. Pine, latch doors lead to the bathroom and all bedrooms.

BEDROOM 1

10' 11" x 16' 2" (3.33m x 4.93m) A stunning dual-aspect master bedroom, rich with features including exposed granite chimney breast, vaulted ceiling with A-frame beams, and views towards nearby Bray Down. Well proportioned with space for a super king bed and freestanding furniture, combining character with comfort

BEDROOM 2

14' 7" x 9' 3" (4.44m x 2.82m) A highly versatile, dual-aspect room with vaulted ceiling and Velux window filling the room with natural light. Double doors open directly onto a large private decked terrace, creating a rare indoor outdoor connection ideal for hobbies, morning coffee or evening relaxation under the dark starry skies of Bowthick.

BEDROOM 3

10' 8" x 8' 4" (3.25m x 2.54m) A charming dual-aspect double bedroom, enjoying excellent natural light, tongue and groove wall panelling and radiator create a warm, restful atmosphere.

BATHROOM

7' 2" x 7' 2" (2.18m x 2.18m) A beautifully presented and thoughtfully designed cottage bathroom, combining classic styling with modern convenience. The room features a freestanding Burlington roll-top bath with traditional fittings, complemented by a corner shower cubicle with Mira electric shower with additional rain head and tiled surround. A wash hand basin and WC complete the suite.

GARAGE AND CARPORT

21' 3" x 19' 8" (6.5m x 6m External) A substantial double building of douglas fir, with traditional mortice and tenon joinery and designed in classic country cartshed style provides private lifestyle space. Split into two useful areas, it sits beneath the garden terrace and forms the side boundary of the cottage garden.

GARAGE

Fitted with remote operated Hormann sectional up and over door the garage offers concrete flooring, lighting and power. Currently used for parking but with excellent flexibility it is equally suited to a possible workshop, storage or potential for home gym. A further lockable door leads you around the back of the entire cartshed and past the BBQ area.

CARPORT

Within the traditional design of the out building is another most versatile space providing a valuable undercover area with power and lighting and containing a delightful log pantry wall. There is room for boots and coats and a lockable stable door to the lower courtyard area and further lockable access to the garage.

OUTSIDE AND GARDENS

The rear garden has been landscaped in a tiered design to take advantage of the private setting and provides multiple seating and dining areas. The lower level, accessed from the back door, sitting room, carport and garage enjoys immutable gravel and low maintenance private areas with BBQ and dining options. Heavy set granite steps lead the way to a matching gravelled mid-level with wooden planters and sweeping granite wall where further steps lead to the lawn complete with designed firepit area and outside electric point, a perfect private space for a winter evening. The upper level then returns back to the cottage via the most wonderful decked terrace which takes advantage of the full days and early evening sun.

SERVICES

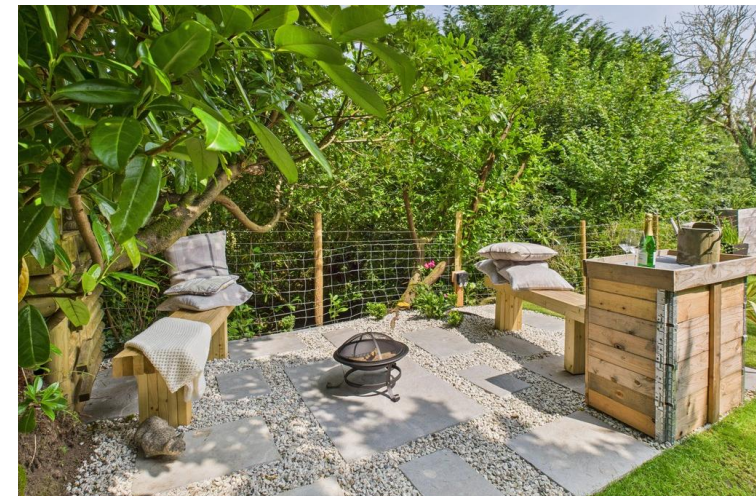
Mains electric, private bore hole water, oil fired central heating and shared private septic tank and drainage. Internet - currently ultra fast, fibre to the premises.

TENURE

Freehold

COUNCIL TAX

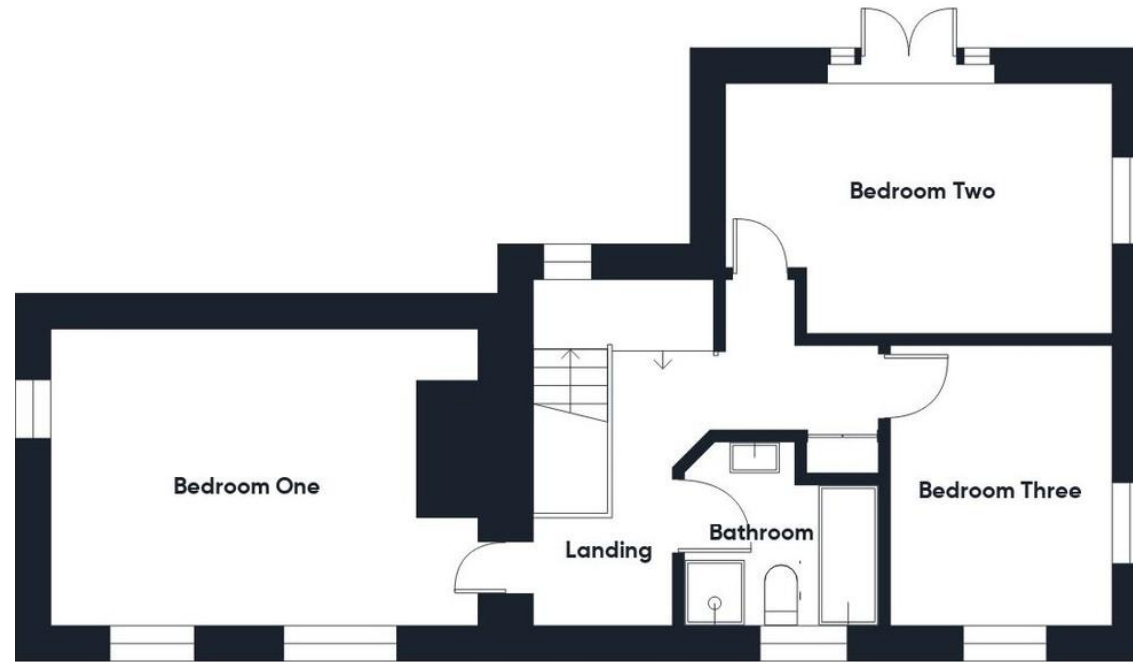
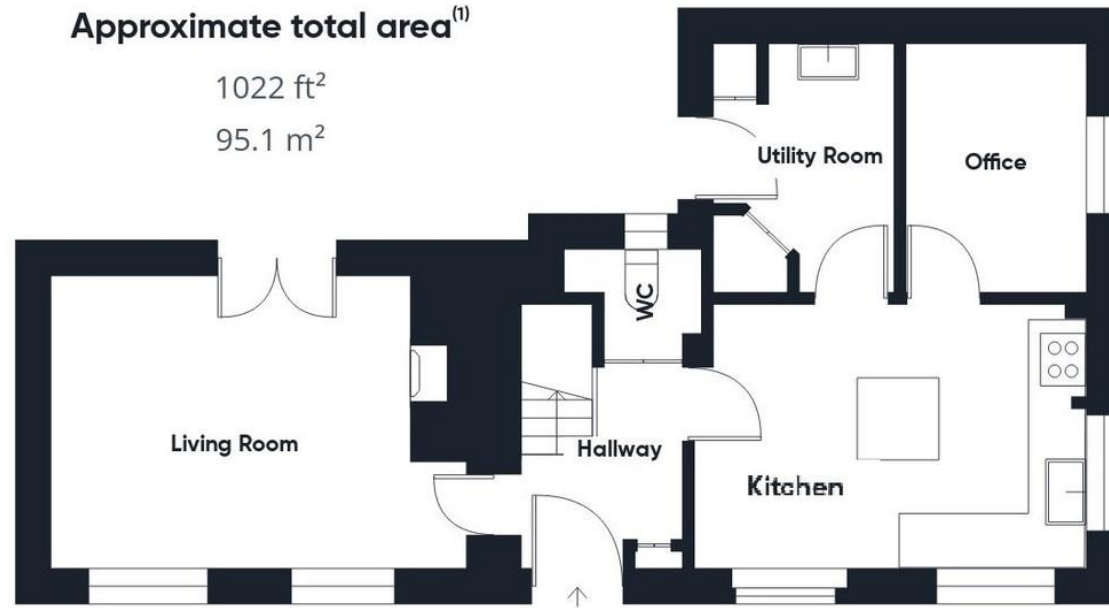
Band C



Approximate total area⁽¹⁾

1022 ft²

95.1 m²





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FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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