



Bradcott



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Boyton, Launceston, Cornwall, PL15 9RL

Launceston (A30) 7.5 miles - North Cornish Coast 11.9 miles -
Okehampton 24.2 miles

**A 3 bedroom house with landscaped gardens,
a meadow with pond and an excellent range of
outbuildings**

- Stunning Landscaped Gardens
- Large Pond and Meadow
- Semi-Detached Cottage
- Roof Re-tiled in 2021
- Tenure: Freehold
- Fantastic Range of Outbuildings
- Ample Off Road Parking Areas
- 16 Ground Mounted Solar Panels
- 2.66 Acres in all
- Council Tax Band: B

Guide Price £450,000

The property is situated in a rural yet accessible location approximately 1 mile from village of Boyton enjoying with far reaching rural outlooks from the first floor.

A well cherished semi-detached cottage having been the much loved family home of the current owners for over 30 years. Understood to originally date back to 1860 constructed of stone, the property was extended approximately 30 years ago with a block extension, and has been extremely well maintained.

The accommodation briefly comprises; a spacious kitchen/diner with ample storage, an oil fired Stanley cooker for cooking, heating and hot water, space for white goods and an electric range style cooker. A rear utility, porch with storage and a ground floor shower room. The sitting room has a beautiful Welsh slate floor and a fireplace housing a woodburning stove. There is a front porch which adjoins the sitting room, and a conservatory with doors to a decked sun terrace.

A staircase to the first floor presents the 3 bedrooms all serviced by a family bathroom. All 3 bedrooms have far reaching rural views.

A gated entrance to a gravelled driveway allows for off road parking, with a decked sun terrace. There is a separate entrance with parking on a large driveway and an open fronted car port. The gardens are a stunning feature of the property, a mixture of pathways cut through the gardens which are well stocked with an abundance of mature shrubs, trees and various perennials. An excellent range of outbuildings including tractor sheds, an open fronted car port, summerhouses, a polytunnel. The large pond is surrounded by an area of level grassland. The land in all extends to approximately 2.66 acres in all.

Services: Mains electricity. Private drainage via sewage treatment plant. Water is provided by South West Water and the neighbouring private landowner (through which the pipeline passes) is the immediate supplier. Usage is measured by a sub-meter and billing is dealt with by the landowner based on their main bill from SWW. Oil fired central heating and wood burner. Solar panels and battery, owned. Broadband availability: Standard ADSL. Mobile signal: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services.

Strictly by prior appointment with the vendors' appointed agents, Stags.

Directions: what3words: //pouting.snap.craftsmen





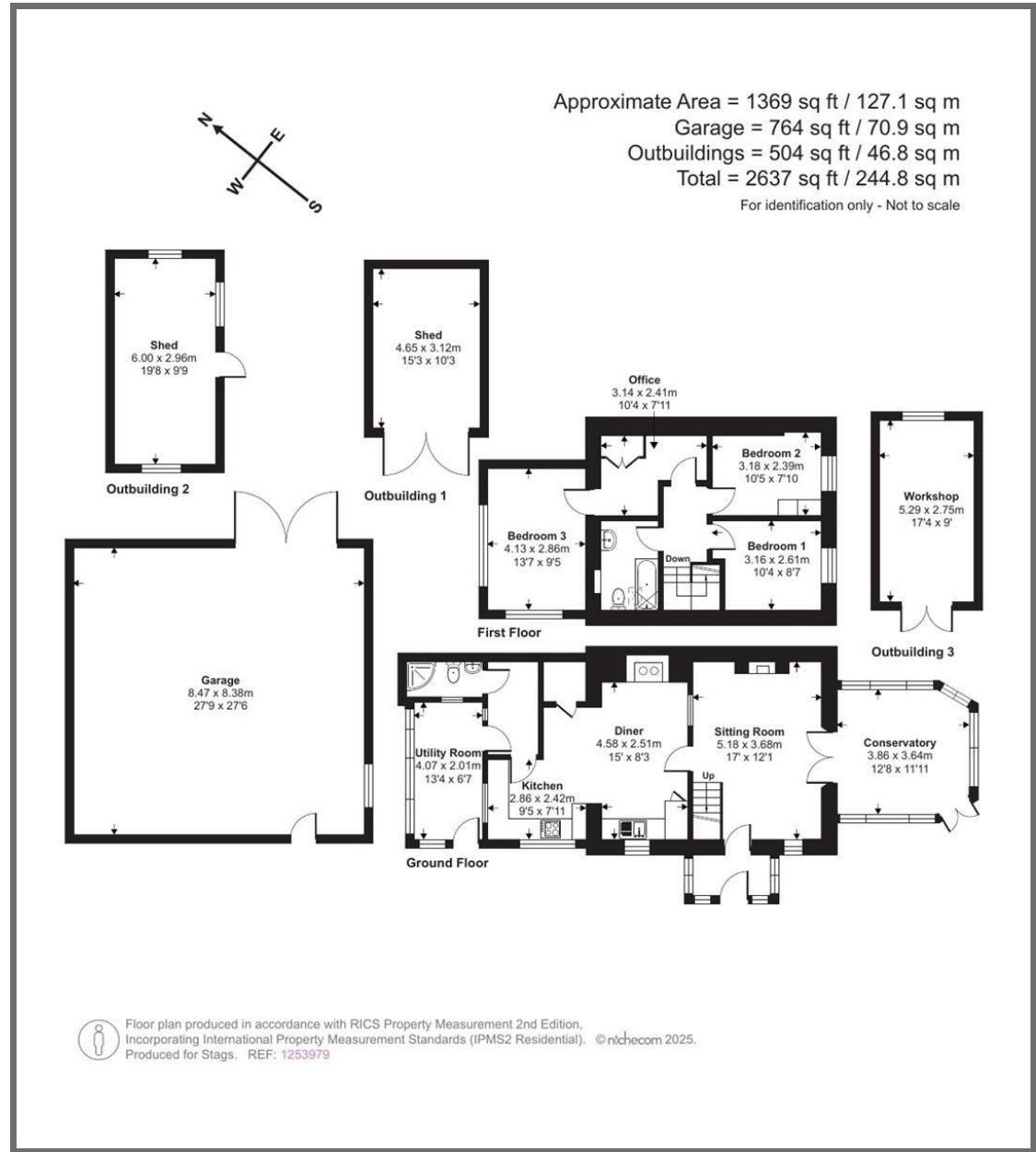
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 100 |
| (81-80) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (11-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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