KIVELLS

Beardon Cottage

Boyton, Launceston, Cornwall, PL15 8NR





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O.I.R.O.: £595,000

Charming and characterful detached three-bedroom cottage, fully renovated and refurbished throughout to an exceptional standard

Immaculately presented throughout, retaining a wealth of original features including exposed stonework and beams

Bright and airy living room, complemented by a good-sized modern kitchen/diner

Beautifully established grounds featuring an orchard, wildlife pond, vegetable garden and greenhouse

Well sized workshop and further stone building

Peaceful and private rural setting, surrounded by acres of grounds

Excellent potential for income generation or extension opportunity

EPC Rating - E



Situation

Boyton

Beardon Cottage is situated in a peaceful rural location, accessed via a public-maintained no-through road leading onto a private access road, just off the B3254 between Launceston and Bude. The surrounding area offers an attractive combination of countryside tranquillity and convenient access to nearby towns and amenities.

The nearby village of Boyton is within easy reach and provides a range of local facilities, including a primary school, village hall, church and Methodist chapel. The market town of Launceston is approximately 6–8 miles to the south and offers a comprehensive range of shopping, commercial, educational and leisure facilities, including supermarkets, doctors' surgery, primary and secondary schools and a variety of independent shops and services. Launceston is situated on the A30 dual carriageway, providing excellent road links throughout Cornwall and Devon, with Exeter and the M5 readily accessible to the east.

The popular coastal town of Bude is approximately 14 miles away and is renowned for its sandy beaches, coastal walks and golf course. The town also offers a vibrant centre with a good selection of independent shops, cafés, restaurants and everyday amenities.

The surrounding countryside provides an excellent setting for those who enjoy outdoor pursuits, with numerous walking and cycling routes available in the local area and directly from the property. Roadford Lake is also within easy reach, offering opportunities for sailing, fishing, walking and cycling. The combination of accessible rural surroundings, nearby amenities and excellent road connections makes the location particularly appealing for those seeking a peaceful countryside setting within convenient reach of both Cornwall and Devon.





Description

A wonderful opportunity to purchase this charming and characterful cottage, occupying a peaceful rural setting within approximately 1.3 acres of gardens and grounds. The property has been thoughtfully and extensively renovated by the current owners over the past three years, with great care taken to preserve its original charm and character while introducing a high standard of modern comfort.

Approached via a private gravelled lane, the property offers a delightful combination of rural tranquillity, character and versatility, making it an ideal home for those seeking space, privacy and a countryside lifestyle. A wealth of original features have been retained throughout, including attractive exposed stone walls and characterful exposed beams.

The accommodation briefly comprises an entrance porch, living room, kitchen/diner, , utility room and home office/study. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a generously sized family bathroom.

Externally, the property enjoys approximately 1.3 acres of attractive gardens and grounds, providing an excellent sense of space, privacy and seclusion. The beautifully maintained gardens feature areas of lawn, mature planting, established shrubs and attractive seating areas, together with a substantial greenhouse and productive vegetable garden.

The grounds are complemented by an excellent range of useful outbuildings, including a substantial workshop, stone outbuilding and separate pump house. The well-built and insulated workshop benefits from electricity already connected, making it an ideal space for storage, hobbies, workshop use or a home office. The stone outbuilding offers further useful storage and potential, while the pump house serves the property's private water supply.

Beyond the formal gardens, the extensive paddock and surrounding grounds offer excellent versatility for a variety of uses.
Further benefits include solar thermal panels, a private water supply and private drainage, together with a new oil-fired central heating system installed in 2025. A wood-burning stove also provides a warm and traditional focal point to the home, complementing its character and charm.

The former lean-to extension has been removed, and planning permission has been granted for a further extension or reconfiguration of the property, offering exciting potential for future enhancement, subject to the terms of the existing permission and any additional consents that may be required.

This is a rare opportunity to acquire a beautifully renovated character cottage in a peaceful countryside location, combining original charm and period features with modern comforts, extensive gardens and grounds, a substantial range of useful outbuildings and exciting potential for the future.

Accommodation

The Room Guide

ENTRANCE PORCH:

Fuse board, tiled flooring and radiator. Wooden door leading into:-

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LIVING ROOM:

Window to the front elevation with slate sill. LVT flooring, wall lights, exposed stone fireplace with inset wood burner, exposed wooden beam above and slate hearth. Radiator, exposed painted beams, stairs rising to first floor and space for living room furniture.

STUDY / OFFICE:

Window to front elevation with slate sill. Tiled flooring with Howdens base units, fitted with designed Iroko worksurface and matching window shelf. Spotlights and radiator.

KITCHEN / DINER:

Window to the front elevation with slate sill and exposed painted beams. Range of Howdens base units, fitted with bespoke hard wearing work surface, with inset sink with drainer. New Freestanding SMEG gas and electric oven and integrated dishwasher. Under cabinet spotlights, LVT flooring and space for a dining table.

UTILITY AREA:

Solid Oak door leading to the rear garden. Two built-in floor-to-ceiling storage cupboards, LVT flooring and radiator. Howdens base and eye-level units with hard wearing work surface over, inset Belfast sink with mixer tap and tiled splashback. Space for freestanding fridge / freezer and washing machine. Spotlights.

SIDE ENTRANCE PORCH / BOOT ROOM:

Fuse board, tiled flooring and radiator. Wooden door leading into:-







Accommodation

The Room Guide

FIRST FLOOR LANDING:

Howdens solid Oak Doors leading to all first-floor rooms. Carpeted flooring, access to loft hatch, spotlights and access to floor-to-ceiling storage cupboards also housing the pressurised stainless steel hot water cylinder, solar thermal heating system and central heating pipework.

MASTER BEDROOM:

Two windows to the front elevation, one with slate sill. Carpet, radiators, exposed painted beams and spotlights. Space for a double bed and bedroom furniture. Opening doorway into dressing area or potential snug area. Separately operated wall mounted reading lights either side of bed head. Having solid oak doors and solid oak bespoke shelves.

EN-SUITE:

Window to the side elevation. Floor-to-ceiling aqua boards, heated towel rail and large walk-in shower with rainfall shower. Wall-length vanity cabinet with countertop basin and mixer tap. LVT flooring, concealed boxed-in cistern cabinet, spotlights and extractor fan.

BEDROOM THREE:

Window to the front elevation with slate sill. Exposed painted beams, radiator, spotlights and carpeted flooring. Space for a single bed. Data point fitted to enable room as additional office

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BEDROOM TWO:

Window to the front elevation with timber sill. Carpet, radiator and wall lights.

BATHROOM:

Dual-aspect windows to the front and side elevations with slate sills. Large walk-in shower with rainfall shower, heated towel rail and concealed boxed-in cistern cabinet. Bath with mixer tap and shower attachment. Freestanding wooden vanity cabinet with countertop basin and mixer tap. Shower wall fitted with recessed niche.







Floor Plan

See The Layout

Ground Floor



First Floor



Outside

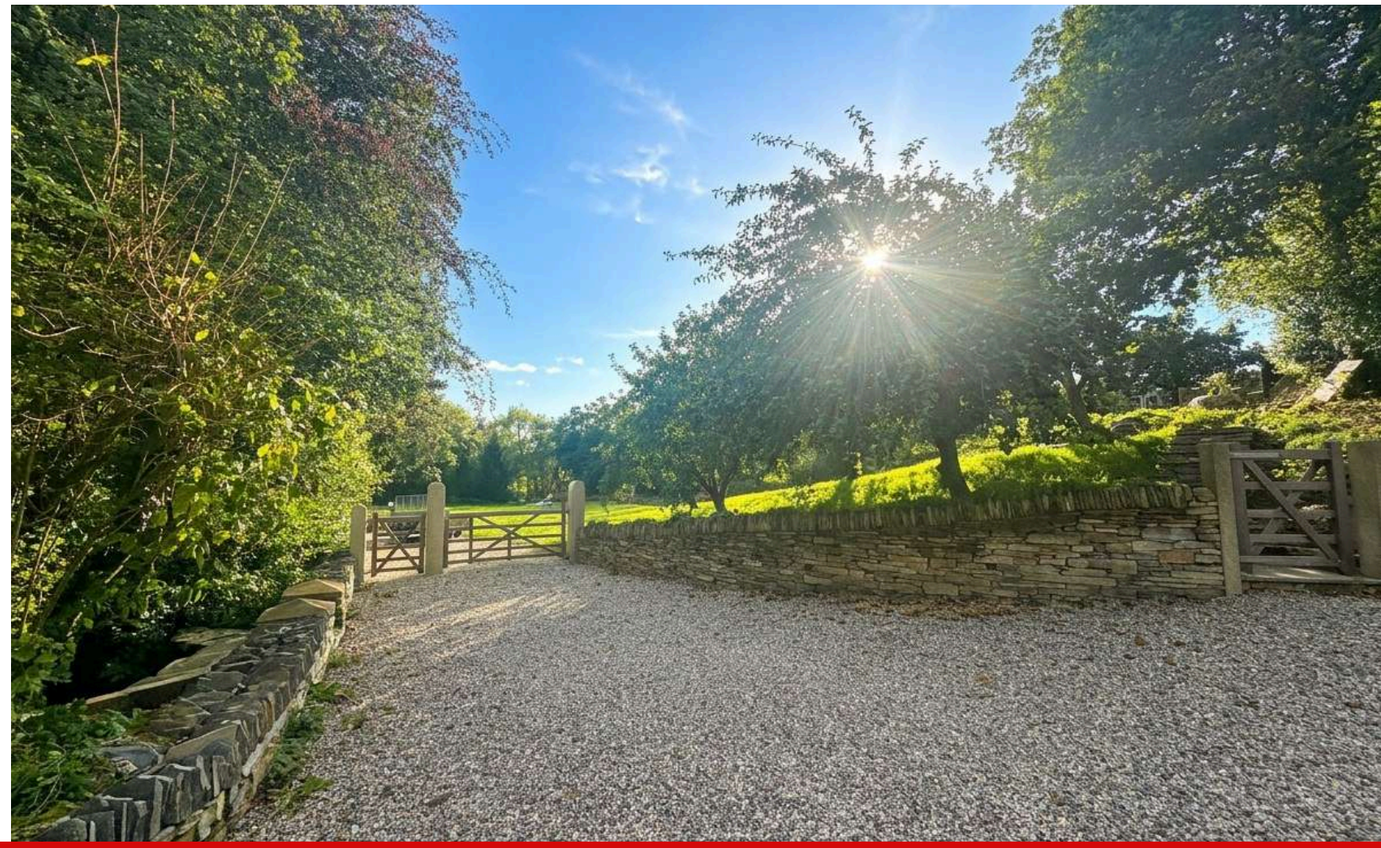
External Spaces

The property is approached via a privately owned gravelled lane, which has recently been improved and benefits from a right of way serving one neighbouring property, together with a public footpath leading towards Boyton. The lane leads to a generous gravelled parking area, ideally positioned to enjoy elevated views over the gardens. Additional parking is available beside the property and elsewhere within the grounds, providing ample space for numerous vehicles.

Extending to approximately 1.3 acres, the gardens and grounds are a particularly appealing feature of the property. The majority of the land is situated within the paddock directly opposite the cottage, while the areas immediately surrounding the house combine well-maintained lawns with mature shrubs, established planting and nonslip decking area.

The gardens offer a pleasing balance of formal and more natural spaces, creating an attractive and tranquil setting. A substantial greenhouse will be of particular interest to gardening enthusiasts, while the productive vegetable garden includes a number of well-established beds and also having power connected. Beyond the formal gardens, the extensive grounds provide a wonderful sense of space and privacy, together with far-reaching views across the surrounding countryside.





Outside

External Spaces

PARKING
The lane leads to two generous gravelled parking areas, one ideally positioned to enjoy elevated views over the gardens. Additional parking is available beside the property and elsewhere within the grounds, providing ample space for numerous vehicles.

WATER TREATMENT BUILDING
Access to the borehole water system, with shower and sink facilities available. A new water filtration system has also been installed, along with a new borehole pump.



WORKSHOP / GARAGE
A well-built joiners workshop, fully insulated and connected to electricity and data point, offering a versatile and practical space. Ideal for additional storage, hobbies, or as a home office, with power already installed and ready to use.

STONE OUTBUILDING
Located by the paddock, there is a stone outbuilding which currently provides further storage but also offers huge potential subject to obtaining the necessary building consents.



Additional Information

Useful Property Information

SERVICES:

The property benefits from private drainage via a Klargester biodigester and a private water supply from a borehole. Mains electricity is connected. Heating is provided by a new oil-fired central heating system, installed in 2025, complemented by a wood-burning stove. The property also benefits from solar thermol panels which contribute to the hot water.

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

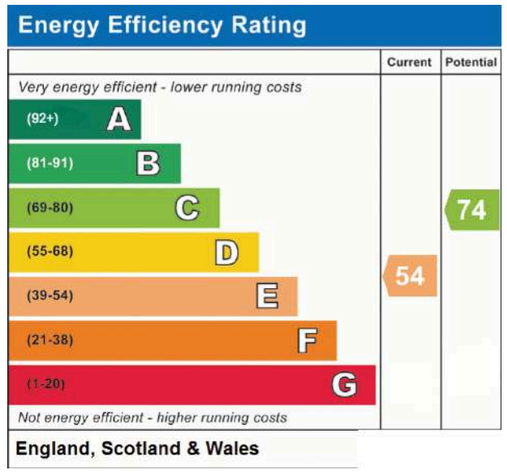
Virtual Tour available on request.

DIRECTIONS:

What3words: /// drum.bachelor.dockers

EE RATING: E

COUNCIL TAX BAND: E



PLANNING:

The vendors have obtained planning permission from Cornwall Council, under Reference PA25/04886, for the construction of a single-storey ancillary extension to provide a boot room and sun room, together with associated alterations to the property. Foundations have already been laid, and seller and agent have plans to show finished extension. Whole foundation currently overlaid with non slip timber decking.

AGENTS NOTE:

The current owners have also been successful in letting the property out for Air b&b which has proven to be popular and creating further income.

DISCLAIMER:

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