





Welcome to this detached bungalow located on the outskirts of Boyton, near Launceston. This modern property boasts well-presented accommodation with 2 generous reception rooms, 4 bedrooms, 2 bathrooms which offers ample space for comfortable living. Situated on circa 1-acre plot, this bungalow provides privacy and tranquility with no immediate neighbours, allowing you to enjoy the peaceful surroundings.

You steps into a large hallway with doors to all rooms. The sitting room is rear aspect with a multi fuel wood burner to one side. Open access is offered into a garden room with view over the lawn. This room enjoys a high ceiling giving that extra feeling of space. The kitchen/dining room also overlooks the lawn and has a range of 2 tone eye and base level units with integrated appliances. To one end is plenty of space for a dining table in front of the French doors. Adjoining the kitchen is a utility room, side porch and bedroom 4. The master bedroom suite has a side aspect double bedroom with an adjoining shower room and dressing area with built in wardrobes. Both bedroom 2 and 3 are double rooms both sharing a well presented family bathroom with a shower over the bath.

One of the highlights of this property is the stunning view towards Dartmoor National Park from the raised decked area. Offering a large outside entertaining space. The property overlooks a plot which is circa 1 acre. There is a large expanse of lawn perfect for children and pet's. Beyond here is a sheltered and productive vegetable patch with a nearby poly tunnel. At the end of the garden is a copse area that is full of interest with its winding path meandering past trees and shrubs.

In front of the property there is parking available for up to 5 vehicles, you'll never have to worry about finding space for your cars or guests. Beyond the parking is a detached garage with an adjoining store room. Behind the garage is a log store, greenhouse and garden shed.



- Enjoying no immediate neighbours
- Detached 4 bedroom (2 bathroom) bungalow
- Well presented accommodation throughout

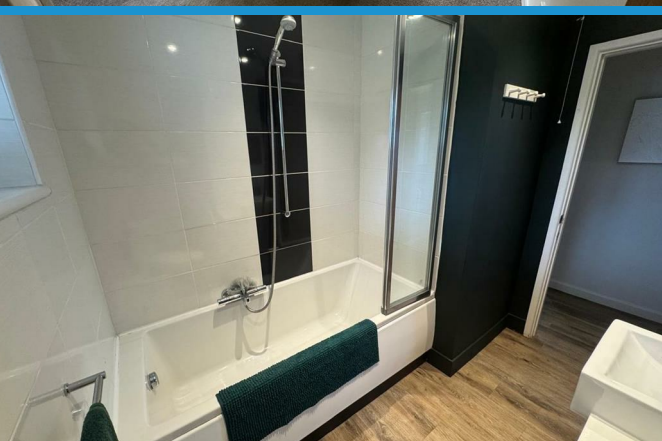
- Circa 1 acre plot including lawn, vegetable patch and copse area
- Ample off road parking

- Detached garage and various outbuildings
- Views towards Dartmoor National Park
- Pleasant edge of village location

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 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. The rugged North Cornish Coastline is around 30 minutes away, boasting sandy beaches at Widemouth Bay and Bude.





Entrance Hallway
11'10" x 7'8" (3.61m x 2.36m)
With Two Storage Cupboard's

Kitchen / Dining Room
21'2" x 11'9" (6.46m x 3.60m)

Utility Room
8'10" x 6'5" (2.70m x 1.97m)

Porch
8'1" x 3'9" (2.48m x 1.15m)

Living Room
18'6" x 11'10" (5.64m x 3.62m)

Garden Room
14'8" x 11'10" (4.48m x 3.61m)

Master Bedroom
14'10" x 13'5" (4.54m x 4.10m)

En-suite
7'6" x 5'1" (2.31m x 1.55m)

Bedroom 2
10'10" x 10'10" (3.32m x 3.32m)
Plus Cupboard

Bedroom 3
11'10" x 8'11" (3.63m x 2.74m)

Bedroom 4 / Study
10'10" x 9'1" (3.31m x 2.78m)

Bathroom
8'3" x 6'5" (2.52m x 1.97m)

Garage
19'7" x 11'9" (5.97m x 3.59m)

Store
11'5" x 10'5" (3.49m x 3.18m)

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

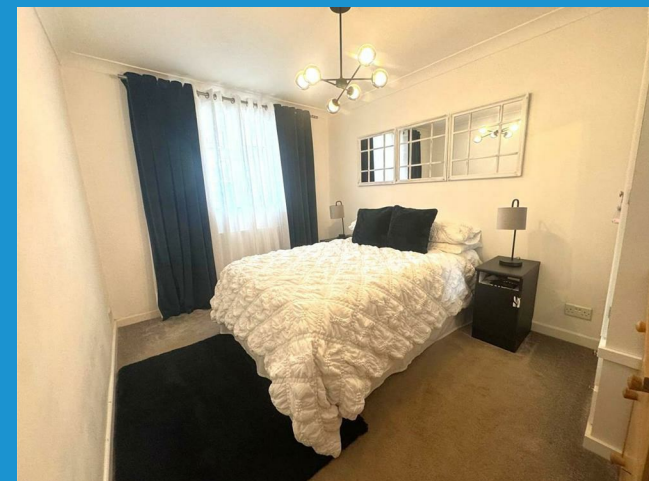
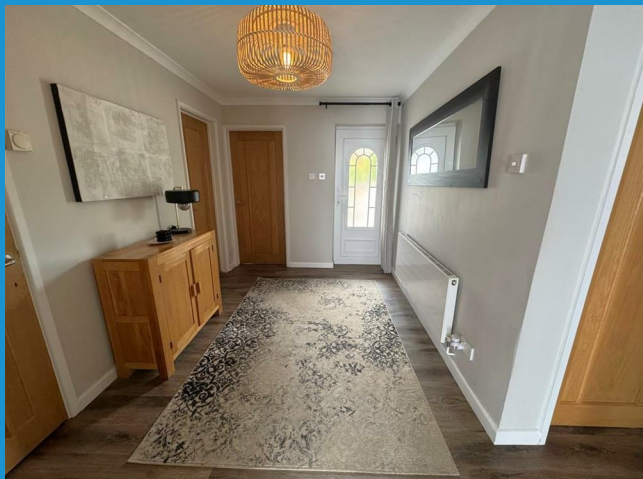
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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.