





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.



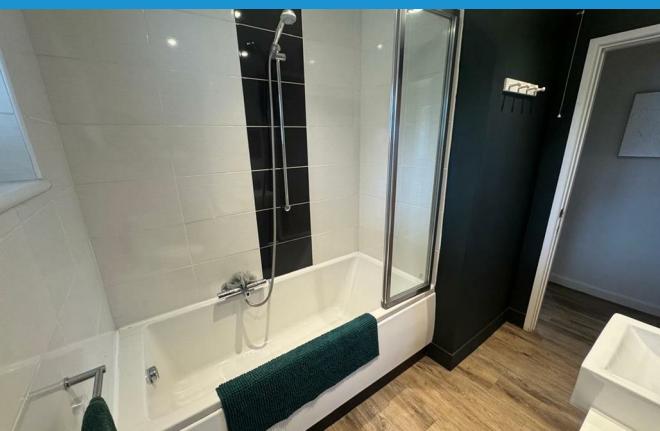
- Enjoying no immediate neighbours
- Detached 4 bedroom (2 bathroom) bungalow
- Well presented accommodation throughout

- 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 )

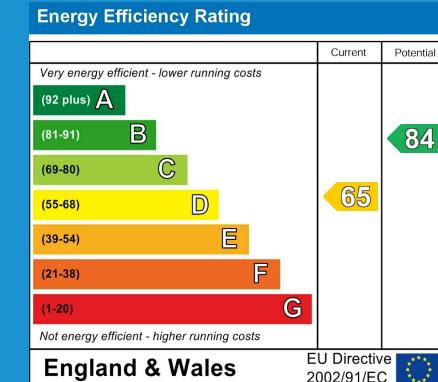
**Bedroom 4 / Study**  
10'10" x 9'1" (3.31m x 2.78m )

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

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

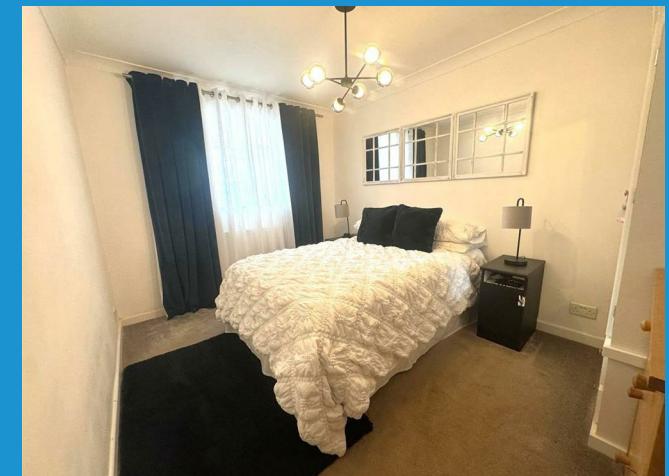
**Store**  
11'5" x 10'5" (3.49m x 3.18m )

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





# Ridge Park | Boyton



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