



Talastone Meadow

Boyton, Launceston, Cornwall, PL15 8NP

KIVELLS



Talastone Meadow

Boyton, Launceston, Cornwall, PL15 8NP

£825,000 Guide Price

Immaculately presented four bedroom family home with no onward chain

Three spacious and versatile reception rooms

Self contained annexe, ideal for multi-generational living or guest accommodation

Set in fantastic, peaceful location

Occupying 3.2 acres of beautifully maintained gardens

Private sweeping driveway leading to garage and workshop with attractive ponds enhancing the picturesque setting

A truly wonderful home offering space, privacy, and countryside charm

EPC - C

Boyton, Launceston, Cornwall, PL15 8NP



Situation

Boyton takes its name from Boia's Farm as mentioned in the Domesday Book as Boitone. Boyton village itself has a primary school, Church and Methodist Chapel and is set just off the B3254 with the town of Launceston to the south and the coastal resort of Bude to the north.

The ancient former market town of Launceston (6 miles) offers a larger range of shopping, commercial, educational (primary and secondary schooling) and recreational facilities including leisure centre with swimming pool. Launceston sits astride the A30 dual carriageway giving access west further into Cornwall and the Cathedral City of Truro and east to the city of Exeter (44 miles) with its M5 motorway link, international airport and intercity rail link. The city of Plymouth lies approximately 26 miles to the south of Launceston and provides continental ferry port and intercity rail link.

In all directions from Boyton there is outstanding natural scenery, to the north of Boyton are the stunning stretches of North Cornwall / North Devon cliff scenery interspersed with quaint former fishing villages and popular sandy beaches such as Bude within 12 miles ideal for surfing, swimming and rock pooling. To the east of Boyton, Dartmoor National Park provides wild open spaces, to the south west Bodmin Moor is also ideal for walking and riding whilst running south from the property is the secretive Tamar Valley steeped in mining history and unspoilt valley scenery.



A truly exceptional family home with a substantial self-contained annexe, occupying 3.2 acres of beautifully landscaped grounds in an idyllic rural setting. This immaculately presented property is for sale with no onward chain and offers an outstanding combination of generous living accommodation, exceptional outdoor space and a superb self-contained annexe, making it ideal for multi-generational living, guest accommodation or those seeking additional versatility. Set within a peaceful countryside location, the property enjoys complete privacy while remaining within easy reach of local amenities.

The main accommodation briefly comprises; entrance hall, living room, study which could also be utilised as a ground floor bedroom, cloakroom / W.C., dining room, kitchen, a further versatile reception room, utility room and boot room. To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, together with a family bathroom. In addition, the self-contained annexe, "Oak Bridge", benefits from its own private entrance and comprises a entrance hallway, double bedroom, bathroom and separate W.C., living room and kitchen / dining room providing flexible accommodation ideally suited to an extended family, independent living or visiting guests. The Annexe has its own dedicated boiler system with multi zone underfloor heating. There are also separate oil and electricity meters fitted from the main residence.



Approached via a private sweeping gravel driveway, the property enjoys a peaceful and secluded setting within 3.2 acres of beautifully maintained grounds. Surrounded by rolling countryside, mature woodland and established hedgerows, it offers an exceptional degree of privacy whilst making the most of its idyllic rural location. The gardens have been thoughtfully landscaped to create a series of distinct outdoor spaces. Extensive lawns are interspersed with an impressive collection of mature specimen trees, providing year-round colour and a wonderful sense of tranquillity. A tributary of the river Tala flows through the grounds, crossed by a charming timber footbridge, creating a delightful focal point. A wildlife pond, complete with established marginal planting, provides a peaceful haven for local wildlife while enhancing the natural beauty of the setting. The surrounding lawns offer ample space for recreation, entertaining or simply relaxing and enjoying the picturesque surroundings.

To the front of the property, a generous gravel driveway provides extensive parking and leads to a detached garage and workshop, ideal for storage, hobbies or practical use. Adjacent is a substantial, fully functioning polytunnel, perfect for keen gardeners or those wishing to grow their own produce. To the side of the property, a substantial patio creates an exceptional outdoor entertaining area, complete with a stone-built pizza oven, hot tub and heated pergola with electricity. This inviting space is perfectly suited to al fresco dining, summer evenings with family and friends or simply unwinding while enjoying the peaceful surroundings. Beyond the formal gardens, the surrounding paddock and open meadow further enhance the property's appeal, offering excellent potential for equestrian pursuits, a smallholding or simply those seeking additional space and privacy.

Accommodation

uPVC door into:-

ENTRANCE HALLWAY

Doors leading to all ground floor rooms. Karndean flooring, two sets of spotlights, stairs rising to first floor, vinyl flooring and radiator. Under stair storage cupboard.

LIVING ROOM

Window to the front elevation and French doors leading to the rear. Exposed stone fireplace with exposed beam, tiled hearth with inset wood burner and spotlights. Radiator, carpet and chandelier pendant light. Space for living room furniture.

W.C.

Obscure window to the front elevation. W.C. and pedestal wash hand basin having separate taps. Half height tiling, spotlights and carpet.

STUDY / POTENTIAL BEDROOM

Window to the front elevation overlooking the garden. Radiator, carpet and pendant spotlights. Could be utilised as a bedroom with space for double bed and bedroom furniture or study space / library.

DINING ROOM

Window to the rear elevation. Hardwood flooring, radiator, pendant chandelier light and space for

dining room furniture. Archway leading into:-

KITCHEN

Two windows to the rear elevation. Range of base and eye level units with work surface over, under counter lights, freestanding Stoves Richmond Deluxe double oven with extractor fan above, induction hob and inset stainless steel sink with drainer. Built-in wine fridge, built-in dishwasher and space for free standing fridge / freezer. Spotlights, tiled flooring, radiators and door into:-

UTILITY ROOM

Window to the rear elevation. Stainless steel inset sink with mixer tap, space for washing machine and tumble dryer. Half height tiling, tiled floor, spotlights, radiator and loft hatch. Door leading to potential further bedroom and:-

BOOT ROOM

Windows to the front, side and rear. uPVC doors to the rear garden. Storage, mat and light.

FURTHER RECEPTION ROOM

Windows to the front elevation and patio doors leading to the front and side elevation. Radiator and carpet. Could be utilised as a cinema room or further bedroom. Doors to built-in double storage cupboard.



FIRST FLOOR LANDING

Window to the front elevation overlooking the garden. Access to all first floor rooms. Carpet, radiator, loft hatch, two pendant chandelier lights and thermostat.

MASTER BEDROOM

Windows to the front and rear elevations overlooking the gardens. Two pendant chandelier lights, carpet and two radiators. Space for double bed and bedroom furniture. Wooden door into:-

EN-SUITE

Obscure window to the rear elevation. W. C. and vanity unit with sink having mixer tap. Walk-in corner shower with electric shower. Heated towel rail, carpet, extractor fan, round ceiling light and floor to ceiling tiles.

BEDROOM THREE

Window to the front elevation overlooking the garden. Radiator, carpet, space for double bed and bedroom furniture.

BEDROOM TWO

Window to the rear elevation overlooking the garden. Radiator, carpet, pendant light, space for double bed and bedroom furniture.

BATHROOM

Window to the rear elevation. Panel enclosed bath with rainfall shower above, W.C. and vanity unit with sink, mixer tap and two

cupboards below. Exposed wooden work surface, extractor fan, heated towel rail, vinyl flooring, spotlights and tiled splash backs.

OAK BRIDGE (ANNEXE)

uPVC door into:-

ENTRANCE HALLWAY

Window to the front elevation. Pendant light and carpet.

W.C.

W.C. and corner pedestal wash hand basin with mixer tap. Half height tiling, extractor fan and round ceiling light.

BEDROOM

Window to the rear elevation. Space for double bed and bedroom furniture. Carpet, pendant light, loft hatch and door to walk-in wardrobe with carpet and shelving. Door to:-

EN-SUITE BATHROOM

Obscure window to the rear elevation. Corner shower with electric shower, close coupled W.C. and vanity unit with sink and mixer tap with large cupboard above. Floor to ceiling tiles, carpet, round ceiling light and heated towel rail.



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LIVING ROOM

One window to the front elevation and two corner windows to the front and side elevation, floor to ceiling with blinds. Carpet, under floor heating, space for living room furniture. Two wooden double doors lead into:-

KITCHEN / DINER

Window to the rear elevation and door to the side. Range of base and eye level units with work surface over having inset stainless steel sink with mixer tap and drainer, under counter lights, inset hob, tiled splash back, built-in fridge / freezer and dishwasher plus eye-level oven. Tiled flooring, two round ceiling lights and space for dining room table.



DOUBLE GARAGE / WORKSHOP

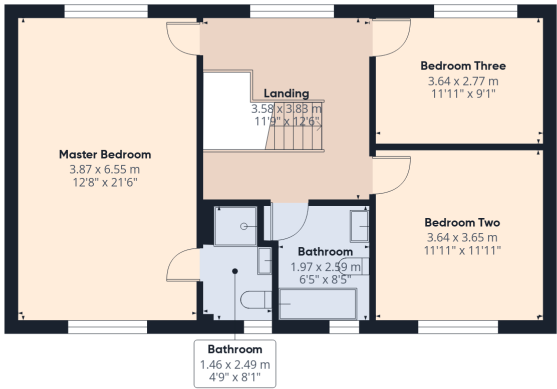
Two up and over doors. Window to the side elevation, space for two cars, strip lights. Door leading into workshop along with a further store for garden machinery, a large wood store and a separate garden shed.



Floor plan



Floor plan for identification purposes only, not to scale



Approximate total area⁽¹⁾
246.6 m²
2654 ft²
Reduced headroom
0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Outside

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The gardens have been thoughtfully landscaped to create a series of distinct outdoor spaces. Extensive lawns are interspersed with an impressive collection of mature specimen trees, providing year-round colour and a wonderful sense of tranquillity.

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To the side of the property, a substantial patio creates an exceptional outdoor entertaining area, complete with a stone-built barbecue, hot tub and a heated pergola with electricity. This inviting space is perfectly suited to al fresco dining, summer evenings with family and friends, or simply unwinding while enjoying the peaceful surroundings.



Beyond the formal gardens, the surrounding paddock and open meadow with a fully functioning poly tunnel further enhance the property's appeal, offering excellent potential for equestrian pursuits, a smallholding or simply those seeking additional space and privacy. Altogether, the grounds provide a truly exceptional setting, combining beautifully established gardens, natural water features, productive outdoor space and along with being in a quiet rural peaceful position.



Services

Mains water and electricity. Drainage via septic tank. Oil central heating and Woodburner.

Agents Note

Please note there is an Easement for an electricity pole which is located roadside on the northern boundary of the property.

Some of the photographs have been digitally enhanced.

⚡ EE Rating - C

£ Council tax band - F

/// Directions

What3Words – speakers.ties.intrigued

🚗 Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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