

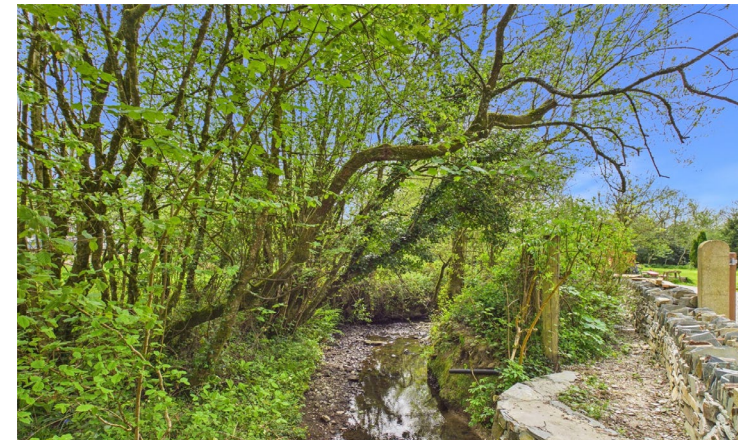


Bond
Oxborough
Phillips

Changing Lifestyles

Beardon Cottage
Boyton
Launceston
Cornwall
PL15 8NR

Asking Price: £675,000 Freehold



Changing Lifestyles

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Beardon Cottage, Boyton, Launceston, Cornwall, PL15 8NR



- Charming detached character cottage
- 3 double bedrooms (principal with ensuite & dressing area)
- Beautifully presented and extensively improved throughout
- Character features including inglenook fireplace & beams
- Open plan kitchen/dining room ideal for modern living
- Separate study/home office
- Approx. 1.3 acres of gardens and grounds
- Orchard, wildlife pond, vegetable garden & greenhouse
- Useful outbuildings including workshop
- Ample parking with improved lane and elevated parking area
- Solar Thermal Panels



An exceptional opportunity to acquire this charming and extensively improved detached 3 double bedroom character cottage, occupying a peaceful and tucked away position within a small rural hamlet, surrounded by open countryside and set within approximately 1.3 acres of gardens and grounds.

The property has been significantly enhanced by the current owner, including a new roof and a comprehensive programme of internal modernisation, whilst carefully retaining much of the original character. Further improvements include the reconfiguration of the external space with an upgraded lane approach, additional elevated parking area enjoying views over the gardens, and attractive stone walling with inset lighting creating a superb first impression.

The accommodation is both versatile and well balanced, offering a welcoming entrance via a porch into a characterful sitting room centred around an impressive inglenook fireplace with woodburning stove. This space flows naturally into a superb open plan kitchen/dining room, beautifully fitted in a sympathetic cottage style and providing an ideal space for modern family living and entertaining. A separate study offers flexibility for those working from home, whilst the useful utility room and cloakroom enhance the practicality of the layout.

To the first floor are three well-proportioned double bedrooms, all enjoying pleasant outlooks across the surrounding grounds, with the principal bedroom benefitting from a dressing area and ensuite facilities. A spacious family bathroom serves the remaining bedrooms.

The former lean-to extension has been removed, with planning now granted to extend or reconfigure further, subject to any necessary planning consents.

The property benefits from solar thermal panels, private water and drainage, and a combination of a new central heating system installed in 2025 oil fired heating, and wood burner.

Overall, this is a superb lifestyle opportunity offering a blend of character, space and potential within a highly desirable rural setting. EPC E. Council Tax Band E.



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The property occupies a peaceful and tucked away position within a small rural hamlet, surrounded by unspoilt Cornish countryside and enjoying a high degree of privacy, whilst remaining accessible to the nearby road network.

The main B3254 Launceston to Bude road is located approximately 1 mile away, providing convenient access to the wider area. The nearby village of Boyton offers a range of local amenities including a primary school, village hall and places of worship, whilst the thriving market town of Launceston lies approximately 8 miles distant, providing a more comprehensive range of shopping, schooling and leisure facilities, along with access to the A30 dual carriageway linking Cornwall and Devon.



The popular coastal town of Bude is approximately 14 miles away and is renowned for its sandy beaches, coastal walks, golf course and vibrant town centre, offering a range of independent shops, cafes and restaurants.

The surrounding area is ideal for those who enjoy outdoor pursuits, with nearby attractions including Roadford Lake, offering sailing, fishing, walking and cycling, along with numerous countryside and woodland walks available directly from the property itself.



Property Description

Entrance Porch - 5'11" x 1'11" (1.8m x 0.58m)

Living Room - 19'9" x 11'7" (6.02m x 3.53m)

Office - 11'6" x 6'3" (3.5m x 1.9m)

Kitchen/Dining Room - 15'9" x 10'2" (4.8m x 3.1m)

Utility Room - 9'3" x 6'4" (2.82m x 1.93m)
Built in storage cupboards.

Boot Room - 7'7" x 7'5" (2.3m x 2.26m)

First Floor Landing - Built in cupboards offering storage and pressurised hot water cylinder.

Bedroom 1 - 12'9" x 10'4" (3.89m x 3.15m)

Study - 7'9" x 6'9" (2.36m x 2.06m)

Ensuite Shower Room - 9'8" x 6' (2.95m x 1.83m)

Bedroom 2 - 10'5" x 8'8" (3.18m x 2.64m)

Bedroom 3 - 11'10" x 6'11" (3.6m x 2.1m)

Family Bathroom - 8'6" x 8'5" (2.6m x 2.57m)

Outside - The property is approached via a privately owned gravelled lane (with a right of way for one neighbouring property and a public footpath leading to Boyton), recently improved and leading to a generous

Outside Cont'd - parking area positioned to take advantage of elevated views across the gardens and surrounding countryside. Further parking is available adjacent to the property and within the grounds, providing ample space for multiple vehicles.

The gardens and grounds extend to approximately 1.3 acres with the majority of the land located on the paddock directly opposite the cottage and are a particular feature of the property, offering a wonderful mix of formal gardens and more natural areas. Immediately surrounding the cottage are attractive lawned gardens interspersed with mature shrubs, planting and seating areas, ideal for outdoor enjoyment.

A large greenhouse caters perfectly for keen gardeners, alongside a productive vegetable garden with established beds. The grounds also incorporate a wildlife pond, orchard with a variety of fruit trees, and areas of meadow and woodland, creating a diverse and peaceful environment.

A range of useful outbuildings further enhance the appeal, including a detached workshop (power, light, water and internet connected) and a former stone barn offering excellent potential for conversion to a home office, studio or ancillary accommodation, subject to the relevant consents.

The grounds are bordered in part by a stream, adding to the tranquil setting, and provide an ideal environment for those seeking a more self-sufficient lifestyle or simply a private countryside retreat.

Services - Private Drainage with 'Klargester' biodigester. Private water via a Borehole. Mains Electricity. Thermal solar panels, Oil fired central heating and woodburner.

Planning - The vendors have had planning approved under Reference PA25/04886 with Cornwall Council for construction of single-storey ancillary extension to form boot room and sun room with associated alterations.

EPC - Rating TBC

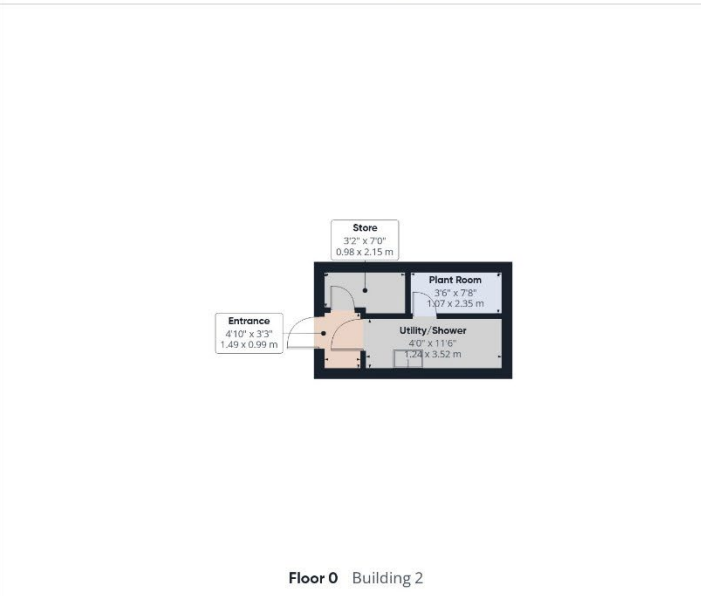
Council Tax - Band E

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.



Approximate total area⁽¹⁾
 2163 ft²
 201 m²

Reduced headroom
 12 ft²
 1.1 m²



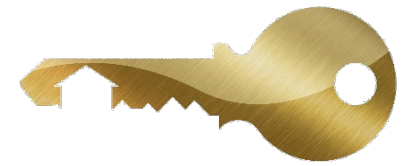
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360

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Directions

From our offices on Queen Street proceed out of Bude heading south, following signs for Stratton and Launceston along the A3072. Continue through Stratton and remain on the A3072, proceeding inland towards Red Post. At Red Post take the right hand turn onto the A395 signposted for Launceston. Follow the A395 for approximately 13 miles before taking a left hand turning signposted Darracott. Proceed along this lane for approximately 1 mile, where the lane leading to Beardon Cottage will be found on the right hand side.



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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