



Bond
Oxborough
Phillips

Changing Lifestyles

Ridge Park
Boyton
Launceston
Cornwall
PL15 9RL

Asking Price: £575,000 Freehold



Changing Lifestyles

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- 3/4 BEDROOM DETACHED BUNGALOW
- 1 ENSUITE
- SET IN APPROXIMATELY 1 ACRE
- SUPERB LANDSCAPED GARDENS
- STUNNING VIEWS OF DARTMOOR
- NO IMMEDIATE NEIGHBOURS
- EDGE OF VILLAGE LOCATION
- DETACHED GARAGE AND OUTBUILDINGS
- WELL PRESENTED THROUGHOUT
- EPC: D
- Council Tax Band: D



Ridge Park, Boyton, Launceston, Cornwall, PL15 9RL

Overview

Nestled on the peaceful outskirts of the sought-after village of Boyton, near Launceston, this beautifully presented detached four-bedroom bungalow offers an exceptional blend of space, privacy and countryside charm. Occupying a generous plot of approximately one acre and enjoying no immediate neighbours, the property provides a tranquil rural setting with far-reaching views towards Dartmoor National Park.

The accommodation is both spacious and versatile, thoughtfully designed to suit modern family living. A welcoming entrance hall provides access to all principal rooms, setting the tone for the well-maintained interiors throughout. The impressive sitting room enjoys a pleasant rear aspect and features a wood burning stove, creating a warm and inviting focal point. Open access leads seamlessly into a striking garden room with vaulted ceiling, enhancing the sense of light and space while framing delightful views across the surrounding gardens.

The kitchen/dining room is equally impressive, fitted with a stylish range of two-tone wall and base units complemented by integrated appliances. French doors open directly onto the garden, creating an ideal space for entertaining and al fresco dining, while the adjoining utility room and side porch add practicality to everyday living. Bedroom four is conveniently positioned nearby, offering flexibility for guests, a home office or additional family accommodation.

The master bedroom suite enjoys a peaceful side aspect and benefits from a dressing area with built-in wardrobes together with an adjoining ensuite shower room. Bedrooms two and three are both comfortable double rooms, served by a well-appointed family bathroom complete with shower over the bath.

Outside, the property truly excels. A raised decked terrace provides a superb entertaining area from which to enjoy the beautiful outlook towards Dartmoor. The grounds extend to approximately one acre and comprise expansive lawns ideal for children and pets, a productive vegetable garden with polytunnel, and an enchanting copse area with winding pathways meandering through mature trees and shrubs, creating a wonderfully secluded natural retreat.

To the front of the property there is ample off-road parking for several vehicles, in addition to a detached garage with adjoining store room. Further outbuildings include a log store, greenhouse and garden shed, all contributing to the practicality and appeal of this delightful rural home.

Location

Set on the outskirts of the village of Boyton, which offers a Church, Chapel, community Village Hall and Primary School. Situated approximately 5.5 miles from Launceston which is set amidst the rolling green Cornish countryside, known as the gateway to the county. The surrounding area offers leisure for all types with two golf courses- and Roadford Lake Country Park where visitors can fish for trout, sail, windsurf, cycle, row, kayak and camp. Launceston has a busy pedestrianised shopping centre with plenty of big names alongside quirky independent shops. Out of town there is a Marks & Spencer Food Hall, Tesco, Argos and Pets at Home to name a few. Bude on the North Cornish coast is only 14.5 miles with its beaches and scenic coastal walks.

Services - Mains Electricity and Water. Private Drainage. Oil fired central heating.

Agents Notes - 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.



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Overview



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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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