



Bond
Oxborough
Phillips

Changing Lifestyles

Tala View,
Boyton,
Launceston,
PL15 9RJ



Asking Price - £400,000



Tala View, Boyton, Launceston, PL15 9RJ



- Detached bungalow in a popular village location
- Flexible accommodation with annexe potential
- Spacious kitchen/dining room
- Living room opening into a bright sun room
- Four bedrooms, including principal en-suite
- Family bathroom and additional shower room
- Generous gravelled driveway with ample parking
- Good-sized rear garden with decking and garden shed
- Annexe potential



Situated within the sought-after village of Boyton, Tala View is a versatile detached bungalow offering spacious and adaptable accommodation, ideal for a range of buyers including families, multi-generational households, or those seeking annexe potential.

The property is approached via a generous gravelled driveway, providing ample off-road parking for several vehicles. Internally, the accommodation centres around a well-proportioned kitchen/dining room, perfect for everyday living and entertaining. The comfortable living room enjoys an abundance of natural light and features doors opening into a delightful sun room, which overlooks the rear garden and provides an ideal space to relax throughout the year.

The main accommodation comprises three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms.

A particular feature of the property is its flexibility of layout. The existing accommodation could be configured as a three-bedroom bungalow with the added benefit of a self-contained one-bedroom annexe. Utilising the utility room as a connecting point, there is access to a separate living area, bedroom and shower room, benefiting from their own independent entrance, making it ideal for dependent relatives, guests, or potential income opportunities.

Outside, the property enjoys a generous rear garden, predominantly laid to lawn and complemented by a decked seating area, creating an excellent space for outdoor dining and entertaining. A garden shed provides useful additional storage.

Combining flexible living space, generous parking and attractive gardens, Tala View presents an excellent opportunity to acquire a well-positioned home within this popular Cornish village.



Situated on the western fringe of the peaceful village of Boyton, this property enjoys a tranquil setting amidst the picturesque rolling countryside of North Cornwall.

Everyday amenities are conveniently available nearby, with village halls and primary schools located in both Boyton and North Petherwin. The nearest public house, The Stumble Inn, offers a welcoming atmosphere along with both dine-in and takeaway food services. The historic market town of Launceston lies approximately six miles away and provides a comprehensive range of shopping, business, educational and leisure facilities. Launceston also benefits from immediate access to the A30 dual carriageway, offering excellent transport links west towards Truro and the Cornish coast, and east towards Exeter and the wider motorway network.

For those who enjoy coastal living and outdoor pursuits, the stunning North Cornish coastline is within approximately nine miles. Renowned for its expansive sandy beaches, excellent surfing conditions and dramatic cliff-top walks, it offers an abundance of opportunities for recreation and relaxation.

Further afield, the cathedral city of Exeter is around 49 miles away, approximately a one-hour drive, and provides an extensive selection of retail, cultural and leisure attractions. Exeter also offers direct access to the M5 motorway, mainline rail services to London Paddington and destinations across the UK, as well as an international airport serving a variety of domestic and overseas destinations.

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