



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Higher South Beer  
Boyton  
Launceston  
Cornwall  
PL15 8NW

**Asking Price: £475,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)



Higher South Beer, Boyton, Launceston, Cornwall, PL15 8NW



- DETACHED HOUSE
- 4 BEDROOMS
- 3 RECEPTION ROOMS
- OFF ROAD PARKING
- GARAGE
- GENEROUS GARDEN
- GREAT LINKS TO LAUNCESTON AND A30
- RARE RENOVATION PROJECT

**A rare opportunity to acquire this grand detached residence situated within the countryside with great links to Launceston and the A30. The residence requires modernisation throughout and offers spacious and versatile accommodation comprising 4 bedrooms, 3 reception rooms with many original character features throughout. The property comes with generous rear garden, off road parking for several vehicles and garage.**



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## Situation

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.

## Directions

From Holsworthy proceed down Bodmin street and follow the signs to North Tamerton. Continue through North Tamerton until you reach Wilsworthy Cross, at this junction, take the left hand turn onto the B3254 towards Launceston. Continue on the B3254 for approximately 4 miles and turn left onto a single track road signposted Boyton. Follow this road for approximately 0.6 miles and the entrance to Higher South Beer will be found on the left hand side.



## Internal Description

**Entrance Hall** - 12'10" x 6'5" (3.9m x 1.96m)

Stairs leading to first floor landing.

**Inner Hall** - 7'6" x 7'2" (2.29m x 2.18m)

Access to useful under stairs cupboard.

**Sitting Room** - 20'7" x 12' (6.27m x 3.66m)

Generous, light and airy reception room with windows to front and rear elevations.

**Living Room** - 14'9" x 12'10" (4.5m x 3.9m)

Spacious reception room with feature open fire place. Window to front elevation.

**Dining Room** - 14'3" x 14'3" (4.34m x 4.34m)

Light and airy reception room with open fireplace and slate floor. Feature non-working "Rayburn". Window to side elevation.

**Kitchen** - 13'10" x 10'3" (4.22m x 3.12m)

A fitted kitchen comprising wall and base mounted units with work surfaces over, incorporating a 1 1/2 stainless steel sink drainer unit with mixer tap. Built in "Hotpoint" double oven, 4 ring gas hob and extractor over. Space for washing machine and free standing fridge/freezer. Window to side elevation.

**Rear Porch** - 8'8" x 5'8" (2.64m x 1.73m)

Windows to rear and side elevation. Door leading to rear garden.

**First Floor Landing** - Access to loft space. Window to front elevation.

**Bedroom 1** - 15' x 11'10" (4.57m x 3.6m)

Double bedroom with window to front elevation.

**Bedroom 2** - 12'3" x 11'6" (3.73m x 3.5m)

Double bedroom with window to front elevation.

**Bedroom 3** - 12'3" x 8'7" (3.73m x 2.62m)

Double bedroom with window to side elevation.

**Bedroom 4** - 14'10" x 6'10" (4.52m x 2.08m)

Window to side elevation.

**Bathroom** - 11'1" x 10'3" (3.38m x 3.12m)

A fitted suite comprising panel bath, separate corner shower cubicle with mains fed shower over, pedestal wash hand basin and heated towel rail. Access to useful storage cupboard housing hot water cylinder. Window to side elevation.

**Separate WC** - 7'4" x 3'4" (2.24m x 1.02m)

Fitted with a close coupled WC. Window to rear elevation.

**Outside** - The property is approached via twin metal gates, which gives access to its own tarmacked drive, providing off road parking for several vehicles and giving access to the single garage and front entrance door. The front garden is principally laid to lawn and planted with a variety of mature shrubs. The garden is bordered by a

small brick wall to the front. Steps from the front garden provides access to the side garden which is laid to lawn. The rear garden is laid to lawn and bordered by mature hedges and stock proof fencing.

**Outside Store/Cloakroom** - 7'10" x 7'5" (2.4m x 2.26m)

Window to side elevation. Access to useful storage cupboards. Internal door leading to cloakroom fitted with wall hung sink and close coupled WC.

**Services** - Mains water and electricity. Private drainage. Oil fired central heating.

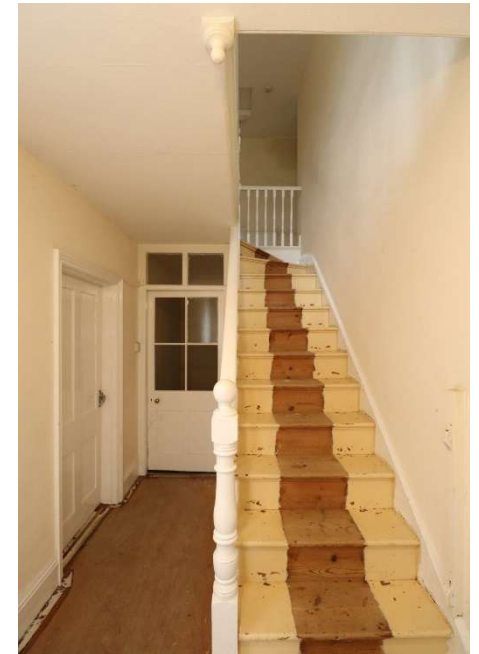
**Council Tax Banding** - Band 'E' (please note this council band may be subject to reassessment).

**EPC Rating** - EPC TBC.

**What3words** - ///summit.circus.tourist

**Agents Note** - 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.





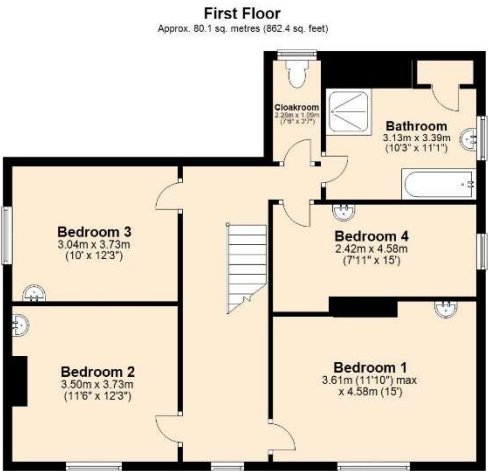
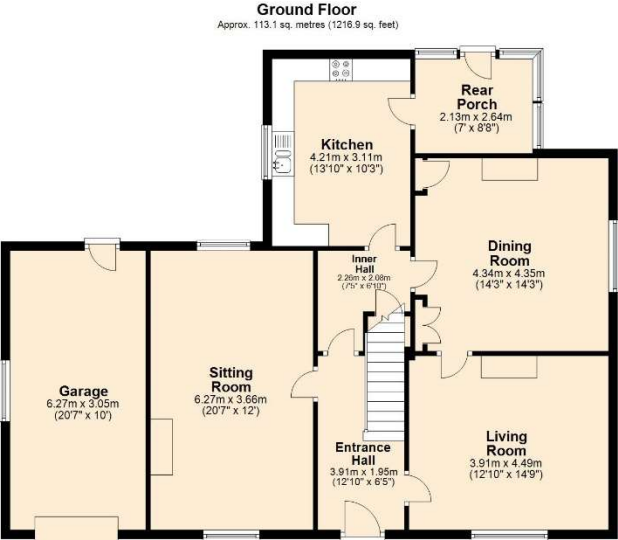


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Total area: approx. 193.2 sq. metres (2079.3 sq. feet)  
Bord Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 66 D      |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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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Albion House  
4 High Street  
Holsworthy

Devon  
EX22 6EL

Tel: 01409 254 238

Email: [holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)

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