



Bond
Oxborough
Phillips

Changing Lifestyles

Weavers Cottage
Boyton
Launceston
Cornwall
PL15 8NR

Asking Price: £210,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

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



- END TERRACE CHARACTER BARN CONVERSION
- GRADE 2 LISTED
- OFF ROAD PARKING FOR 2 VEHICLES
- ENCLOSED FRONT & REAR GARDEN
- QUIET AND PEACEFUL SETTING
- STUNNING LOCATION
- GREAT LINKS TO HOLSWORTHY, LAUNCESTON/A30 AND NORTH CORNISH COASTLINE
- AVAILABLE WITH NO ONWARD CHAIN



An opportunity to acquire this well presented, charming, grade 2 listed, character barn conversion, offering an open plan living, dining and kitchen area, 2 double bedrooms and bathroom. The property is situated in a lovely location with great links to Holsworthy, Launceston/A30 and the North Cornish Coastline. The residence also benefits from 2 allocated parking spaces, with front and rear enclosed garden. Available with no onward chain.



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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 2.7 miles and turn left onto a single track road signposted Darracott. Follow this road for approximately 0.9 miles and take the right hand turn signposted Beardon Barton & Cottages. Follow the road for a short distance and the entrance to the cottages will be found on the left hand turn, Weaver Cottage is the first property in the row and will be marked with a Bond Oxborough Phillips "For Sale" board clearly displayed.

What3words

Stress.resonates.trickles



Internal Description

Open plan Kitchen/Dining/Living Room - 21' x 15'6" (6.4m x 4.72m)

A fitted kitchen comprising a range of wall and base mounted units with work surfaces over, incorporating a Bulter sink with mixer taps. Built in electric oven, grill and 5 ring hob with extractor over. Space for washing machine and free standing fridge/freezer. Ample room for dining table and chairs and a sitting room suite. Stairs leading to first floor landing with useful storage cupboard under. Windows to front and side elevations.

First Floor Landing - 6'1" x 2'10" (1.85m x 0.86m)

Window and door to rear elevation, leading to the rear garden.

Bedroom 1 - 12'4" x 12' (3.76m x 3.66m)

Spacious double bedroom with windows to front elevation. Exposed stone wall and ceiling timbers.

Bedroom 2 - 9'1" x 8'5" (2.77m x 2.57m)

Double bedroom with exposed stone wall and ceiling timbers. Velux window to front elevation. Access to loft hatch.

Bathroom - 8'5" x 6'1" (2.57m x 1.85m)

A newly fitted suite comprising panel bath with shower attachment over, vanity unit with inset wash hand basin,

close coupled WC and heated towel rail. Cupboard housing hot water cylinder. Velux window to rear elevation.

Outside - The property is approached via a path that leads to the front entrance door. The front garden is laid to lawn and bordered by a small stone wall. The rear garden is principally laid to lawn and bordered by stone wall. To the rear of the garden, there are 2 allocated parking spaces.

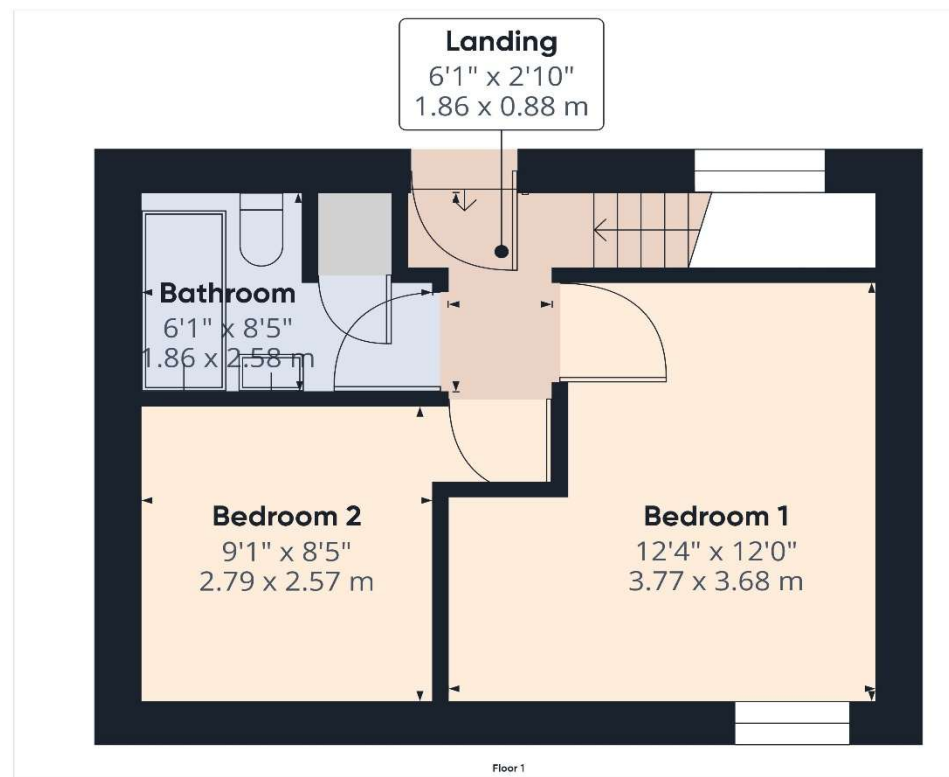
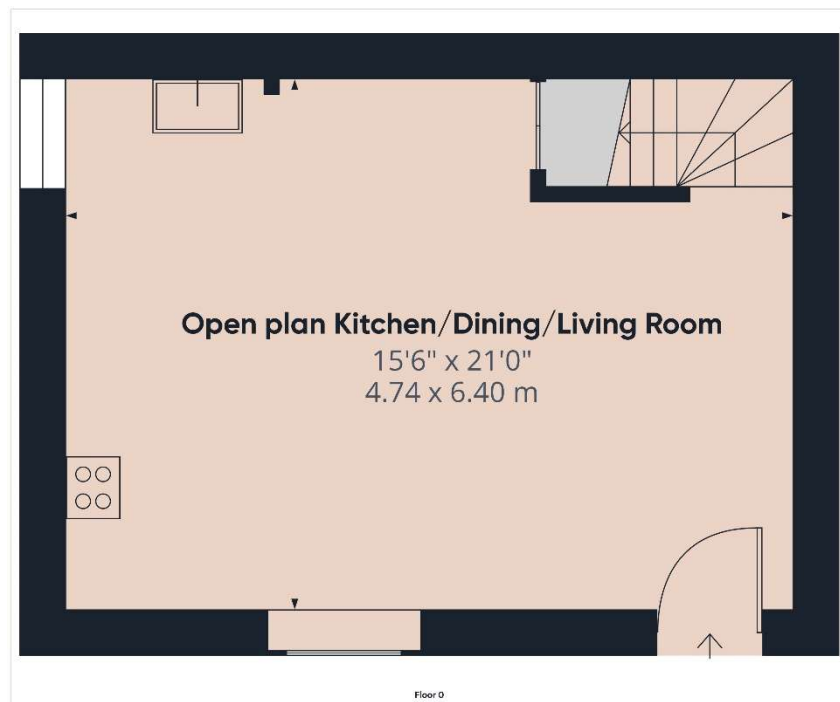
Services - Mains water and electric, shared drainage.

EPC Rating - EPC rating E (40), with the potential to be B (85). Valid until August 2029.

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

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.





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.

We are here to help you find and buy your new home...

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please contact us today on 01409 254 238 to
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	