



The Old Smithy

Hornacott Cross, Boyton, Launceston, PL15 9RF

KIVELLS

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£210,000 Guide Price

Grade II Listed detached Old Smithy

Two bedrooms and open plan living space

Enclosed low maintenance rear garden

Fantastic countryside views from the front elevation

Quiet, rural village location

Offered for sale with no onward chain

EPC - F



Location

Boyton takes its name from Boia's Farm as mentioned in the Domesday Book as Boitone. Boyton village itself has a primary school, Church and Methodist Chapel and is set just off the B3254 with the town of Launceston to the south and the coastal resort of Bude to the north.

The ancient former market town of Launceston offers a larger range of shopping, commercial, educational (primary and secondary schooling) and recreational facilities including leisure centre with swimming pool. Launceston sits astride the A30 dual carriageway giving access west further into Cornwall and the Cathedral City of Truro and east to the city of Exeter (44 miles) with its M5 motorway link, international airport and intercity rail link. The city of Plymouth lies approximately 26 miles to the south of Launceston and provides continental ferry port and intercity rail link.

In all directions from Boyton there is outstanding natural scenery, to the north of Boyton are the stunning stretches of North Cornwall / North Devon cliff scenery interspersed with quaint former fishing villages and popular sandy beaches ideal for surfing, swimming and rock pooling. To the east of Boyton, Dartmoor National Park provides wild open spaces, to the south west Bodmin Moor is also ideal for walking and riding whilst running south from the property is the secretive Tamar Valley steeped in mining history and unspoilt valley scenery.

Accommodation

Entrance via wooden door leading into:-

OPEN PLAN LIVING / DINER / KITCHEN

Two wooden windows to the front elevation, window to the side elevation and wooden frame glass door leading to the garden. Vaulted ceilings with exposed painted beams and spotlights. Two radiators, LVT flooring, inset wood burner on slate hearth with wooden mantel. Space for living room and dining furniture. The kitchen area has base units with work surface over having inset sink with mixer tap and tiled splash backs. Free standing Rangemaster double oven, boiler, extractor fan and space for washing machine.

BEDROOM ONE

Windows to the front and side elevations with wooden window seats. Radiator, LVT flooring and pendant light.

BEDROOM TWO

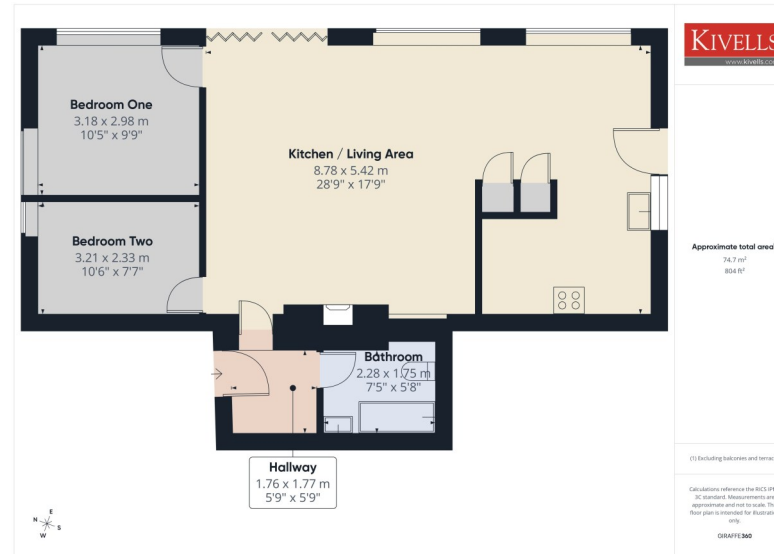
Window to the rear elevation. LVT flooring, radiator, pendant light and space for bedroom furniture.

REAR ENTRANCE LOBBY

Can be accessed from the living space with wooden door leading to side path and rear garden. Tiled flooring, access to fuse board, pendant light and radiator.

BATHROOM

Velux window. Suite of close coupled W.C., panel enclosed bath with separate taps and electric shower above, aqua board splash back and pedestal wash hand basin with



separate taps and light above. Tiled flooring and round ceiling light.

Outside

There is a sizeable triangular shaped garden to the rear and south side of the property being laid to lawn for ease of maintenance enjoying sun throughout the day and slightly raised above the frontage road.

There is private car parking for three vehicles, just off the road frontage.



SERVICES

Mains water, electricity and drainage. Gas bottles providing central heating.



EE Rating - F



Council tax band - C



Directions

What3Words – received.acquaint.cheaper



Virtual Tour - Available upon request

Viewings strictly by appointment only

Please ring 01566 777 777 to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.



Kivells Estate Agents, 2 Broad Street, Launceston PL15 8AD

📞 01566 777777

✉️ launceston@kivells.com

🌐 kivells.com

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