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COASTAL & COUNTRY



Forge House

Boyton, Launceston, PL15 9RF

Guide Price £290,000



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The Forge House

Forge House is a charming period home, believed to date from the mid-Victorian era, occupying a prominent position in the heart of the village of Boyton.

The accommodation is bright and spacious throughout. The welcoming lounge features a large window, a wood-burning stove set within a period-style fireplace, and a generous understairs cupboard. A separate dining room provides an ideal space for entertaining, while the dual-aspect kitchen offers an excellent range of fitted units, ample worktop space, a double electric oven and hob with extractor over. To the rear, the UPVC conservatory enjoys lovely views across the garden, with a useful side porch/boiler room and WC completing the ground floor.

To the first floor are three double bedrooms. The master bedroom benefits from a built-in double wardrobe, while two of the bedrooms enjoy far-reaching rural views. The third includes a modern freestanding shower cubicle, and the family bathroom is fitted with a white suite.

The property combines period character with modern comforts, including UPVC double glazing and oil-fired central heating. Attractive brick quoins and mature stone boundary walls add to its kerb appeal.

Outside, the front garden is enclosed by a traditional wall and planted with a variety of shrubs. The rear garden is a particular highlight, offering a private, well-established space with mature planting, paved pathways and seating areas, backing onto the neighbouring churchyard. There is also a large detached garage, a greenhouse and a gated concrete driveway.

Set in a friendly rural village just over five miles from Launceston, Forge House offers the peaceful feeling you will be looking for if you are looking for village life.

Entrance Hall

Dining Room

14'6 x 9'10 (4.42m x 3.00m)

Living Room

14'6 x 12'9 (4.42m x 3.89m)

Rear Hall

Kitchen

12'0 x 8'6 (3.66m x 2.59m)

W.C.

Conservatory

9'9 x 8'6 (2.97m x 2.59m)

Utility Room

9'11 x 4'1 (3.02m x 1.24m)

Landing

Bedroom One

11'9 x 11'8 (3.58m x 3.56m)

With large Shower

Bedroom Two

14'4 x 11'4 (4.37m x 3.45m)

Bedroom Three

12'4 x 9'5 (3.76m x 2.87m)

Bathroom

9'4 x 4'5 (2.84m x 1.35m)

Gardens

Low maintenance gardens what are beautifully presented with high quality paving slabs with mature trees and flower beds around.

Garage and Parking

21'10 x 10'1 (6.65m x 3.07m)

A large detached garage with parking for two cars in front, on the gated driveway.

Directions

Sat Nav: PL15 9RF

What3words: ///upgrading.buckling.punctured

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1870

Construction Type: Stone

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: E

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

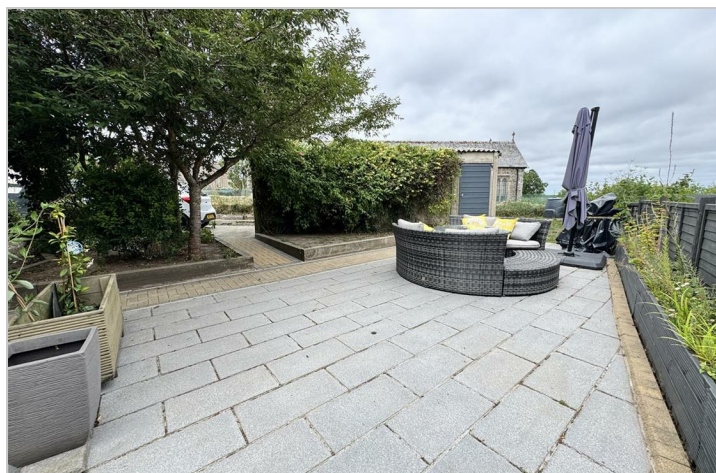
PROPERTY MISDESCRIPTONS

These details are for guidance only and complete accuracy

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Road Map



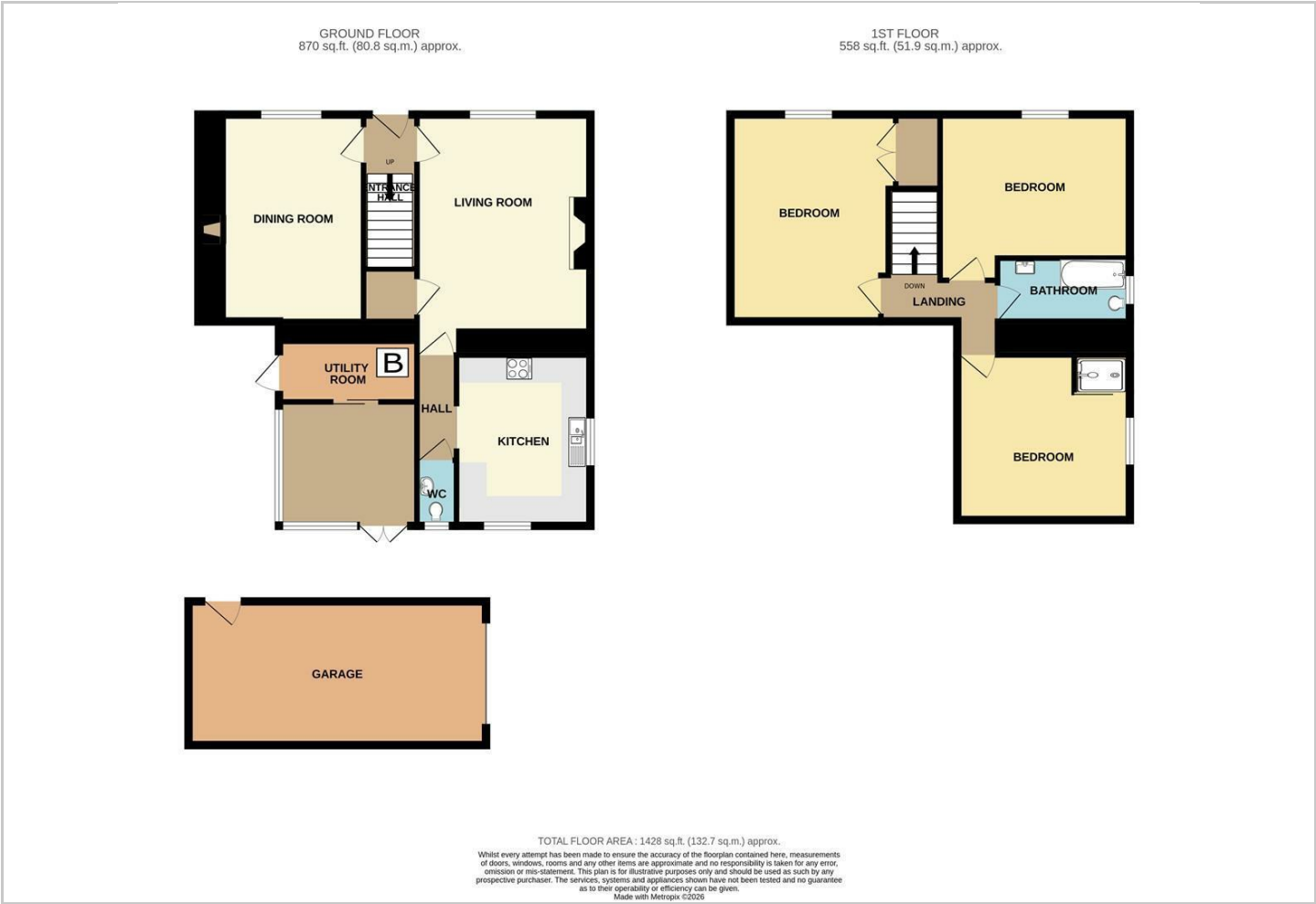
Hybrid Map



Terrain Map



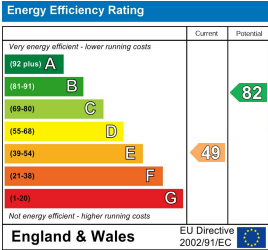
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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