

MILLER TOWN &
COUNTRY

Part of Smart Property Group

Bowthick Cottage



Charming Cornish Cottage with Moorland Views

£425,000

Launceston PL15 7SH

website: www.millertc.co.uk

01566 776 055

launceston@millertc.co.uk



Upon entering Bowithick Cottage, there is an immediate sense of warmth, character and history. This is a home with genuine personality, where traditional Cornish features sit comfortably alongside thoughtful modern improvements.

The impressive kitchen/dining room forms the heart of the home, creating a wonderful space for everyday family life and entertaining. A striking granite fireplace provides a fabulous focal point, complemented by exposed beams and beautiful slate flagstone flooring, while the modern fitted kitchen and central island bring a fresh and practical feel to this characterful room. There is plenty of space for a dining table, making this a particularly sociable area of the home. The separate living room provides a cosy and inviting space in which to relax, retaining the cottage's traditional charm. A useful store room is located just off the living room, whilst a ground floor WC/utility room adds further practicality.





To the first floor are four bedrooms and the main family bathroom, providing versatile accommodation for family life, guests or those requiring additional space. Bedroom One has the added benefit of doors opening directly onto the garden, creating a lovely connection with the outside space.

Throughout the cottage, character remains very much part of its appeal, with exposed stonework, beams, slate flooring and traditional timber features creating a warm and individual atmosphere.

Outside, the established gardens are equally appealing. Mature trees, natural stone features, established borders and lawned areas combine to create a peaceful and private setting. There are attractive paved areas from which to sit and enjoy the surroundings, whilst the property benefits from lovely views across the neighbouring countryside and towards the moorland beyond. And it is the setting that really sets Bowthick Cottage apart.

Situated within the small rural hamlet of Bowthick, the property enjoys direct access to Bodmin Moor, placing miles of open countryside and spectacular moorland scenery virtually on the doorstep. The location offers the tranquillity of rural living whilst remaining within reach of local amenities, with Altarnun and Five Lanes approximately four miles away and Launceston around 10.6 miles.



Approximate Area = 1289 sq ft / 119.7 sq m

For identification only - Not to scale



Key information

- | | |
|---|--|
|  Bedrooms: 4 |  Notable construction materials: None known |
|  Bathrooms: 1 |  Building safety concerns: None known |
|  Reception Rooms: 1 |  Mining area: No |
|  Parking: Communal/On street parking |  Planning permissions: None known |
|  Listed Status: Not Listed |  EPC rating: D (55) |
|  Heating: Oil central heating |  Council tax band: C |
|  Utilities: Mains electric. Private water & drainage |  Tenure: Freehold |
|  Restrictions: Yes - ask agent |  Broadband: FTTP (*Per Ofcom) |
|  Easements, Wayleaves: Yes - ask agent |  Mobile signal: Variable (*Per Ofcom) |
|  Public rights of way: None known |  Accessibility: Not suitable for wheelchair users |
|  Flooding: No | |