

STAGS

Dorset Farm Boyton, Launceston, Cornwall PL15 9RF

A substantial period farmhouse set within extensive mature gardens, together with a two-bedroom bungalow annexe. The property is available to rent on a long-term tenancy.

Launceston 6 miles - Bude 15 miles - Okehampton 22.5 miles

• 7 Bedrooms • 4 Reception Rooms • Large Mature Gardens • 2 Bedroom Bungalow • Available May • Pets Considered • Long term let • Deposit: £4557.00 • Council Tax band: TBC • Tenant Fees Apply

£3,950 Per Calendar Month

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DESCRIPTION
The farmhouse is approached via a driveway and sits within mature surroundings, creating a strong sense of seclusion. Internally, the accommodation is well-proportioned throughout and combines the character expected of a period farmhouse with practical living space suited to modern needs.

This property offers an excellent opportunity to rent a characterful country home in a desirable rural location, well suited to professional tenants, families, or those looking for a lifestyle move to the countryside.

ACCOMMODATION TO INCLUDE:
Side entrance door leading into:

PORCH
Slate floor, door into:

UTILITY ROOM
Large room with exposed ceiling beams, modern fitted base units with work surfaces above. Windows to front and side, space for washing machine and tumble dryer, vinyl flooring, boiler cupboard, radiator.

SHOWER ROOM
Modern suite comprising walk in cubicle with mixer shower and tiled surround, WC and wash hand basin set in vanity unit. Heated towel rail, obscured window, vinyl flooring.

HALLWAY
Slate flooring, 2nd staircase to 1st floor with cupboard under. Door to:

KITCHEN BREAKFAST ROOM
Slate flooring, radiator, handmade fitted oak units with granite worksurfaces. Butler style sink unit. Rangemaster with gas hob, windows to side. Door to:

DINING ROOM 13'6" x 13'11"
Radiator, window to the rear overlooking the garden and surrounding countryside, decorative fireplace (not in use).

LIVING ROOM 14'1" x 17'0"
Slate flooring, windows to side, radiator, large wood burner set in raised fireplace with slate hearth and brick surround. Double doors to:

SITTING ROOM 18'4" x 13'11"
Windows to the rear overlooking the gardens, wood burner set on stone hearth, radiator.

INNER HALL
Radiator, door to sun room, stairs to first floor with storage cupboard under.

SUN ROOM 23'10" x 16'0"
A spacious room with full height windows providing views across the gardens and ample natural light. Vaulted ceiling with wooden beams and 'A' frames, wooden flooring, radiator and doors leading out to the garden.

FIRST FLOOR LANDING
Window to the rear with surrounding views, smoke alarms, radiator, door off to inner landing with stair case to second floor.

BEDROOM 1 13'11" x 10'7"
Double room, radiator, window to the rear with surrounding views.

BEDROOM 2 14'0" x 10'4" (max)
Double room, window to the side, radiator, door to:

ENSUITE BATHROOM
White high cistern WC, wash hand basin, bath and cubicle with mixer shower. Heated towel rail, window to the side, tiled flooring and part tiled walls.

BEDROOM 3 9'4" x 13'11"
Double room, radiator, window to the front with countryside views.

BEDROOM 4 16'6" x 10'5"
Double room, radiator, window to the side, door to:

ENSUITE SHOWER ROOM
White modern WC, wash hand basin and cubicle with mixer shower. Tiled walls and flooring, ladder style heated towel rail, window to side, light with charging point.

BEDROOM 5 13'0" x 10'5"
Double room, radiator, dual aspect. Door to:

ENSUITE SHOWER ROOM
White modern WC, wash hand basin and cubicle with mixer shower. Tiled walls and flooring, ladder style heated towel rail, window to side, light with charging point.

SECOND FLOOR LANDING
Spacious landing area with eaves storage cupboard, smoke alarm.

BEDROOM 6
Double room, window to the rear with far reaching views.



BEDROOM 7
Double room, radiator, window to the front.

DETACHED TWO BEDROOM BUNGALOW
The well-appointed semi-detached bungalow offers comfortable and well-proportioned accommodation throughout. The entrance door opens into the kitchen/diner, which is fitted with a range of wall and base units and includes an electric cooker.
The living room is a generous size and features a wood-burning stove, with windows overlooking the gardens, creating a pleasant and inviting space. There are two double bedrooms, along with a bathroom and a separate WC.
Externally, the property benefits from off-road parking for one to two vehicles and a small, lawned garden.

EPC Band: D

OUTSIDE
A private driveway leads to a generous parking area with a large wooden car port. The property is set within extensive, mature gardens and benefits from a patio area enjoying views across the surrounding countryside and neighbouring farmland. The landlord will maintain the lawned garden areas.

SERVICES
Mains electricity, water & drainage.
LPG gas (hob)- main house only.
O.F.C.H.
Council Tax bands: TBC.
Ofcom predicted broadband services - Standard: Download 1 Mbps, Upload 0.1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps
Ofcom predicted mobile coverage for voice and data: Internal - EE, O2, Three & Vodafone- Limited. External - EE, Three, O2 & Vodafone- Good.

SITUATION
The properties are situated in a peaceful rural position within the village of Boyton, surrounded by open countryside and enjoying a quiet, private setting. The village of Boyton has a primary school, parish hall and Methodist Chapel whilst being accessible to and from the town of Launceston, approximately 6 miles away with an excellent range of shopping, leisure and educational facilities, along with access to the A30 connecting the cities of Truro and Exeter. The North Cornish Coastline is within 12 miles, where Widemouth Bay offers a wild and sandy stretch of coastline, popular for surfing and other coastal pursuits.

DIRECTIONS
From Launceston take the B3254 road signposted to Bude, crossing over the River Ottery at Yeolmbridge and continue up the hill to Ladycross. After passing Werrington Primary School, turn right on the bend signposted Boyton. Continue along this road for approximately 2.5 miles passing and on entering the village, take the second driveway on the right hand side after the industrial units on the right.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £3950.00 pcm exclusive of all charges. DEPOSIT: £4557.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.












IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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