



LIFTONDOWN

GUIDE PRICE **£550,000**

Spacious 4 Bedroom Bungalow with Studio Room

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: D (56)

**MILLER**  
TOWN & COUNTRY



- » Spacious 4 Bedroom Bungalow
- » Natural Light Throughout
- » Semi Open-Plan Kitchen/Dining/Living Room
- » Airb&b/Annexe/Separate Home Office Potential
- » Wrap-Around Private Gardens
- » Parking for Multiple Cars, Large Double Garage
- » Easily Accessible to Lifton & A30

## The Property

This beautifully presented bungalow is situated in a tucked away location, within easy access of Lifton and the A30. The property has been well laid out, separating the bedrooms from the living space at either end of the hallway, and with a view out of every window of the surrounding gardens. There are three double bedrooms, and a single bedroom all serviced by a modern bathroom. The semi open plan living space walks you through a spacious modern kitchen through to the dining space, and onto a cosy living room with log burner and double doors opening to the gardens. There is also a rear lobby leading through to 'Little Fir Trees', a spacious studio room, complete with a kitchenette and room for a fold out bed, with a shower room adjacent and its own private front door. This space would lend itself to Airb&b or could work as a home treatment room or office space away from the main house.

**Location:** Lifton is a thriving community offering a wide range of amenities including primary school, doctors' surgery, shop and Post Office, petrol station and a variety of pubs, bars and restaurants. There is a superb farm shop and restaurant on the fringe of the village. There is easy access to the A30 corridor for those looking to head west into Cornwall or east to Exeter and the M5. The towns of Launceston, Okehampton and Tavistock are all easily accessible by car.

## Accommodation

### Ground Floor

Hallway

Bedrooms:

Bedroom 3 8'11" x 9'04"

Bedroom 4 7'00" x 9'04"

Bedroom 2 12'10" x 9'10"

Main Bedroom 13'05" x 10'10"

Shower Room 10'10" x 6'09"

Living Accommodation:

Kitchen 13'09" x 11'04"

Dining Room 11'11" x 10'06"

Living Room 16'11" x 12'00"

Little Fir Trees

Rear lobby 5'00" x 8'03"

Shower Room 4'05" x 8'05"

Studio Room 9'09" x 16'08"

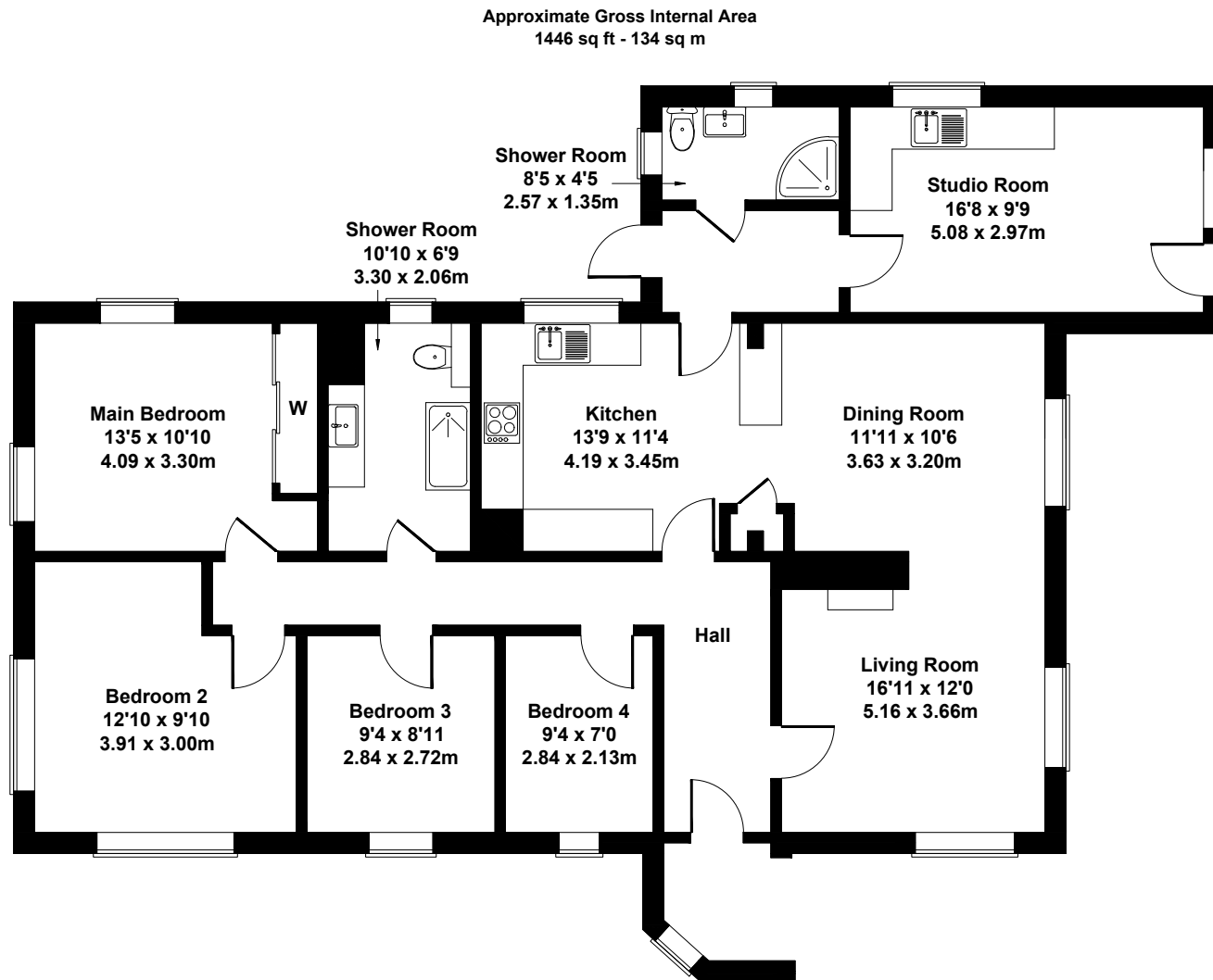
### Outside

Double Garage 25'05" x 19'11"

The mature gardens wrap around the property on three sides, with lawns, gravelled seating areas, patio and raised beds, as well as a spacious greenhouse ready for the keen gardener to start living 'The Good Life', all secured with fenced and hedge boundaries and secure gated access. There is plenty of private parking and access via a shared driveway.

**Services:** Mains water and electricity. Private drainage. Oil central heating.

**Council Tax Band:** C **Tenure:** Freehold



Not to Scale. Produced by The Plan Portal 2024  
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**VIEWING:**

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