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allAgents BEST OVERALL AGENT OF THE YEAR Gold 2019  
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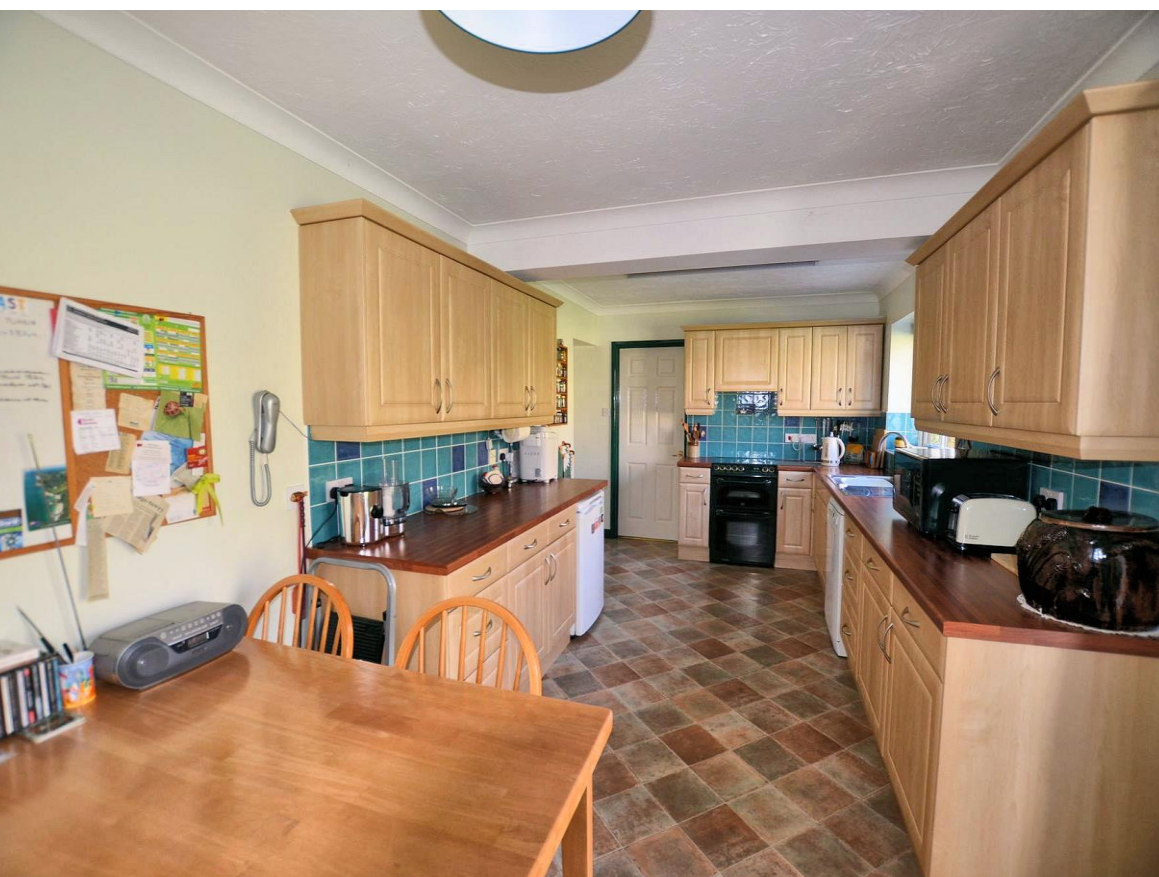
MILLER  
TOWN & COUNTRY

Lifton

£475,000

Why you'll  
like it!

“Feature multi-fuel  
burner”



## Lifton, Devon

Generous size family home, set in the village location of Lifton, on a level plot. The home is light and airy throughout with a good size entrance hall, cloakroom, dual aspect lounge, dining room, kitchen/breakfast room, utility, study and integral garage. Upstairs are four double bedrooms, with the master benefiting from an en-suite plus a family bathroom.

There are wonderful views over St Mary's Church and beyond towards countryside, and a family bathroom.

Outside to the front is a driveway for six to eight cars with planted borders and access to the double garage.

At the rear is a level garden with a patio area, lawn area and mature plants, shrubs and bushes and currently a small vegetable patch.

The Village of Lifton provides an excellent range of amenities including, Primary School, Hotel/Pubs, Village Shop & Post Office, GP Surgery and Pharmacy along with an award-winning local farm shop, 'Strawberry Fields'. Easy access to the towns of Tavistock, Okehampton and Launceston.

“ OWNERS' SECRET:

We have found the solar panel installation to be very cost effective.

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- ✓ Spacious Four Bedroom Detached House
- ✓ Kitchen/Breakfast Room
- ✓ Large Lounge
- ✓ Dining Room
- ✓ Study
- ✓ Utility Room
- ✓ Brick Paved Driveway for up to Eight Cars
- ✓ Double Garage



“...Generous size rooms throughout”

**ACCOMMODATION COMPRISES:**  
**(All dimensions are approximate)**

**ENTRANCE HALLWAY:**

12' 6" x 7' 6" (3.81m x 2.28m) plus stairs  
Door and window to front with glass panel inset. Radiator. Under stairs storage. Engineered wood flooring. Stairs rising to first floor.

**LOUNGE:**

12' 2" x 26' 1" (3.71m x 7.94m)  
Windows to front and side. French doors to the rear giving access through to the rear garden. Two radiators. Multi-fuel burner. Marble mantel. Cast iron surround. Tiled hearth. Wall lights. Double doors into;

**DINING ROOM:**

10' 7" x 11' 7" (3.22m x 3.53m)  
Windows to rear. Radiator. Door to lounge and kitchen.

**KITCHEN:**

21' 0" x 9' 2" (6.40m x 2.79m)  
Window to rear. French door giving access through to the rear garden. Range of wall and base units. Work surfaces. Part tiled walls. Stainless steel sink and drainer. Space for oven. Extractor hood over. Space for dishwasher and fridge. Radiator. Vinyl flooring. Door to;

**UTILITY:**

5' 7" x 9' 1" (1.70m x 2.77m)  
Two windows to side and rear. Range of wall and base units. Work surfaces. Space and plumbing for washing machine. Space for fridge. Radiator. Door giving access through to garage.

**CLOAKROOM/WC:**

Low level WC. Wash hand basin. Radiator. Extractor fan. Part tiled walls.

**STUDY:**

8' 1" x 11' 3" (2.46m x 3.43m)  
Window to front. Radiator.

**LANDING:**

Radiator. Airing cupboard. Loft access.

**BEDROOM ONE:**

Window to front with views towards St Mary's Church and further beyond to countryside. Fitted wardrobes with mirror frontage. Radiator.

**EN-SUITE/WC:**

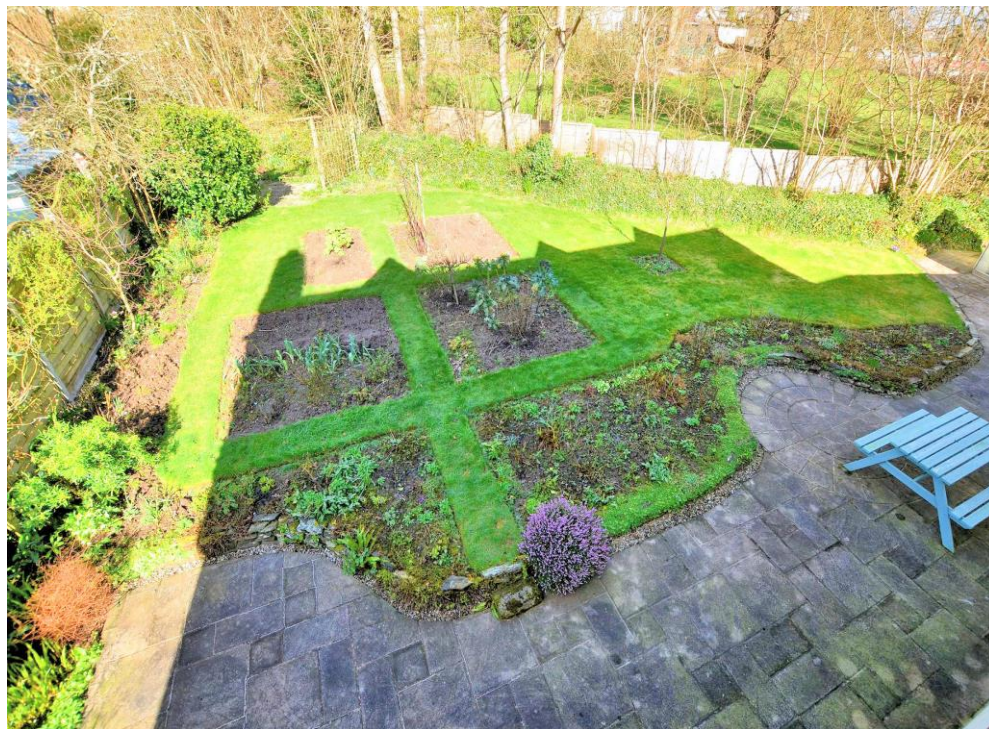
Frosted window to front. Corner bath with curtain rail. Thermostatic shower. Part tiled walls. Low level WC. Extractor fan. Wash hand basin.

**BEDROOM TWO:**

11' 1" x 10' 4" (3.38m x 3.15m)  
Window to rear. Radiator. Wash hand basin. Light with shaver socket. Fitted wardrobe with mirror frontage.

**BATHROOM/WC:**

Frosted window to rear. Corner bath with shower cubicle with thermostatic shower. Wash hand basin. Low level WC. Bidet. Shaver socket. Part tiled walls. Ladder towel radiator.



**BEDROOM FOUR:**

8' 0" x 11' 1" (2.44m x 3.38m)

Window to rear. Radiator.

**BEDROOM THREE:**

8' 0" x 11' 9" (2.44m x 3.58m)

Window to front. Radiator. Door to;

**STORAGE AREA:**

Restricted head height at the side.  
Hanging rails. Light.

**OUTSIDE:****FRONT:**

Wall and fenced boundary. Range of plants, shrubs and bushes. Access to both sides of the property. Camelia, Birch and Apple trees.

**REAR:**

Fence and natural hedge boundary. Oil tank storage. Log store. Green house. Shed. Patio area with lawn area. Vegetable plot. Mature plants, shrubs and bushes. Blackcurrant bush, Gooseberry bush, Plum tree, Camelia and Bay tree.

**DRIVEWAY:**

Brick paved driveway for six to eight cars.

**GARAGE:**

16' 11" x 18' 2" (5.15m x 5.53m)

Pedestrian door out to side. Two up and over doors. Power and light connected. Low level boiler. Solar panel generation meter. Consumer unit.

**AGENT NOTE:**

Solar PV panels. Average generated power over ten years 2670 kWh per annum at current prices is approximately £1,500 per annum plus RPI with 15 years left on the contract.

**SERVICES:**

Mains electricity and drainage. Oil tank. Mains metered water.

**LOCAL AUTHORITY:**

West Devon Borough Council

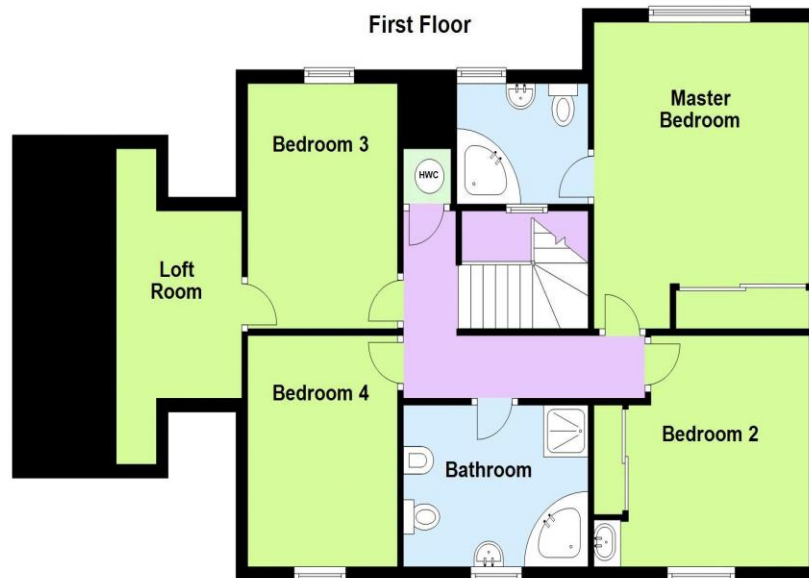




**Ground Floor**



**First Floor**



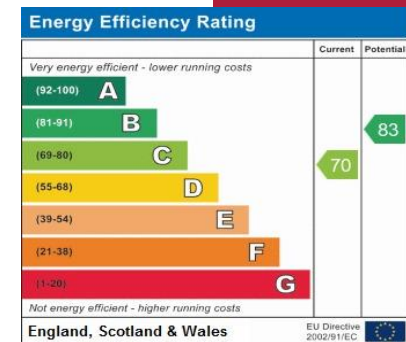
For illustration purposes only. Not to scale and not to be relied upon.  
Plan produced using PlanUp.

**COUNCIL TAX BAND:**  
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**VIEWING:**  
Strictly through the vendor's  
sole agents, Prestige  
Department:  
Tavistock  
01822 617243  
Okehampton  
01837 54080

**CONSUMER PROTECTION  
FROM UNFAIR TRADING  
REGULATIONS 2008:**  
These particulars are  
believed to be correct but  
their accuracy is not  
guaranteed nor do they form  
part of any contract.

**THINKING OF  
SELLING?**  
It is crucial to use an agent  
who understands the market.  
Miller Town & Country can  
offer independent advice or a  
valuation completely free  
with no obligation.





...“Quiet location”

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The Telegraph

