



Town • Country • Coast



Leat Road

Lifton

Guide Price £460,000



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Lifton

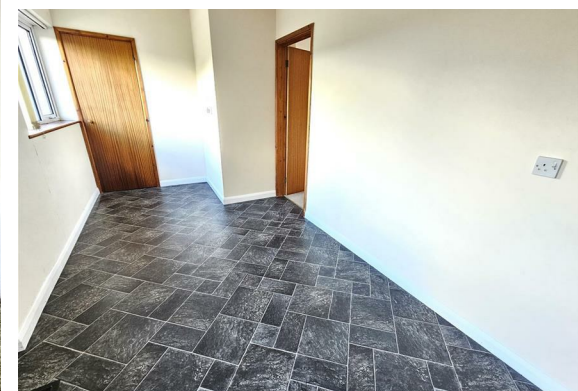
No immediate neighbours! This detached, light and airy bungalow occupies an enviable location adjoining open farmland and set in beautifully kept mature gardens, in all extending to approximately 0.5 of an acre. Offered with NO ONWARD CHAIN!.

As you enter, you are welcomed by a large hallway, which could be excellent for those with dogs or room for a desk. Cloaks cupboard with plumbing for washing machine. From here a door leads into a bedroom with en-suite shower room. Further door to kitchen/breakfast room with a range of attractive wall and base units, incorporating a 1.5 bowl sink unit under roll edge worktops with matching upstands, built-in electric oven with ceramic hob and canopy extractor hood over. Complemented by a recess housing an oil fired Heritage Range cooker providing cooking facilities and central heating/hot water. From the kitchen a door leads into a triple aspect dining room enjoying views over the gardens and farmland beyond. A further door leads back into the inner hallway giving access to a 21'ft triple aspect Lounge enjoying superb views over the gardens and a feature only fireplace, which could be reopened, subject to necessary checks and consents.

A small Conservatory to the side is a nice place to relax or read a book whilst enjoying the gardens. From the inner hallway there are two further double bedrooms, both with full length built-in wardrobes and a family bathroom. Extensive loft with potential for conversion subject to consents.

Outside, the tarmac driveway provides ample parking for those with several vehicles or a caravan/motorhome and gives access to the larger than average detached garage/workshop, with roll up door, power sockets, window to front and door to rear garden.

The gardens are a particular delight and a haven for wildlife, with many established shrubs and small trees. Extensive lawned areas and patio outside the conservatory. Outside tap. Oil storage tank to rear and lawned area with hedge boundary.





Entrance Hall

16'3" x 7'1" (4.97 x 2.16)

Master Bedroom

13'1" x 9'8" (4 x 2.95)

En Suite Shower Room

Kitchen/Breakfast Room

10'6" x 18'0" (3.21 x 5.49)

Dining Room

16'5" x 10'6" (5.01 x 3.22)

Conservatory

12'5" x 5'2" (3.80 x 1.60)

Lounge

20'8" x 14'0" (6.31 x 4.28)

Bedroom 2

13'10" x 12'8" (4.24 x 3.87)

Bedroom 3

9'6" x 8'8" (2.90 x 2.65)

Bathroom

9'5" x 4'11" (2.88 x 1.52)

Detached Garage/Workshop

17'8 x 17'5 (5.38m x 5.31m)

Tenure

Freehold

Services

Mains electricity and metered water. Private drainage (Septic Tank). Oil fired Heritage Range which powers the central heating and hot water.

Council Tax Band

D

EPC

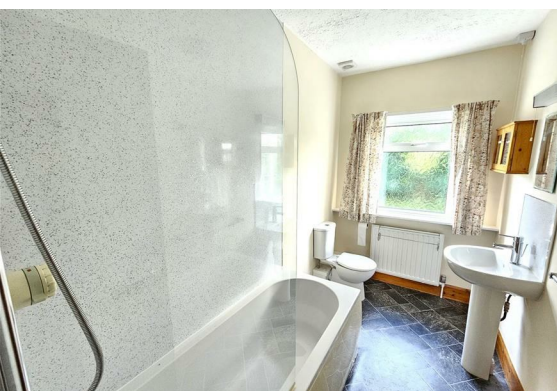
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Situation

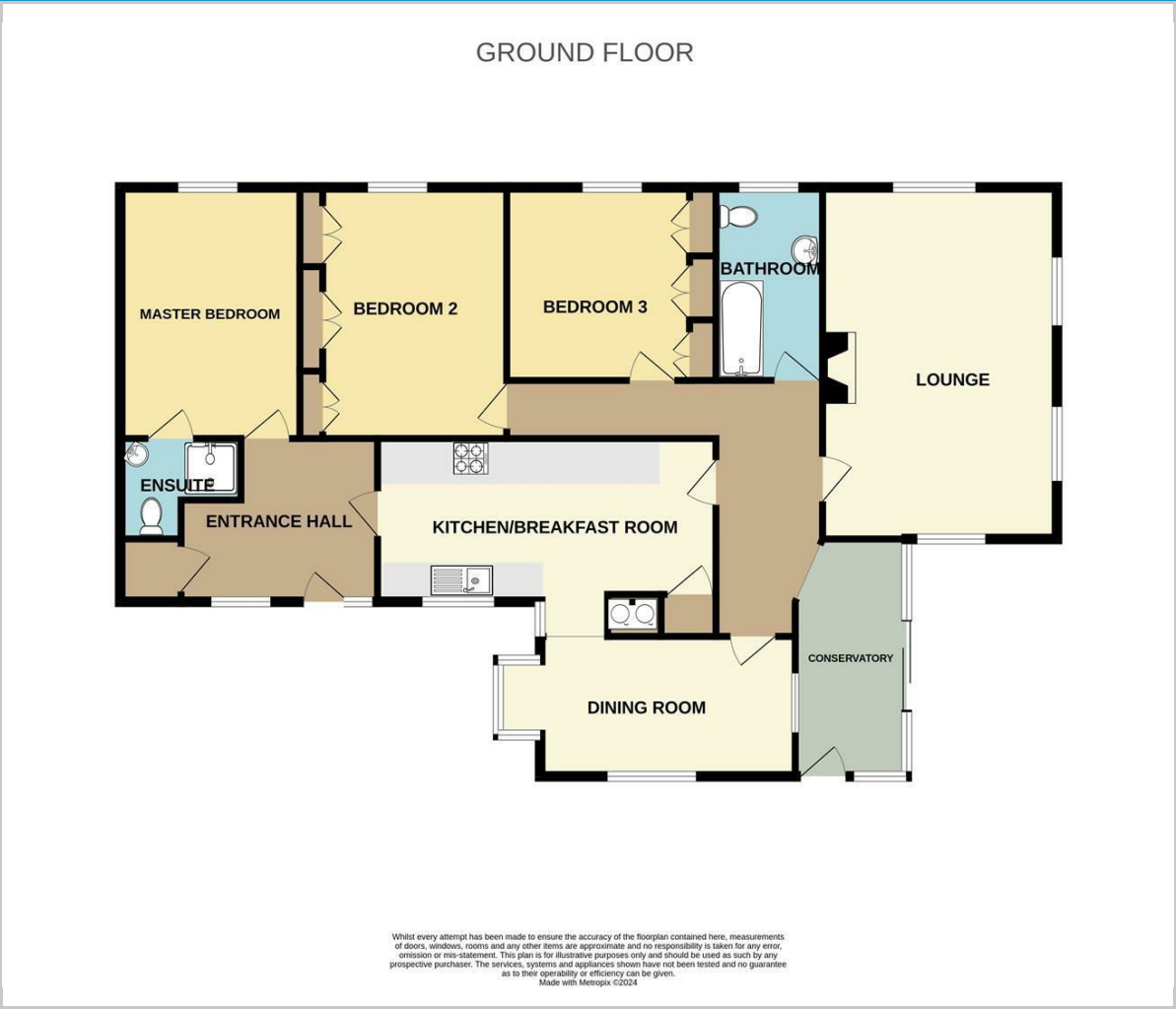
The village of Lifton boasts a range of amenities including a Village Store/Post Office, popular Farmshop and Restaurant, Parish Church, Public Houses, County Primary School, Doctors Surgery to name but a few. The ancient former market town of Launceston lies 5 miles to the West and boasts a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road which gives access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

Directions

From Tavistock, follow Drake Road towards Brentor and Chillaton, turning left at Pitland Corner signposted to Chillaton. Follow this road into the village of Chillaton and turn left signposted to Lifton. As you head down the hill towards Lifton take the 2nd turning on the left hand bend into Leat Road. After a short distance the property will be found on the left hand side with a For Sale board clearly displayed.



Floor Plan



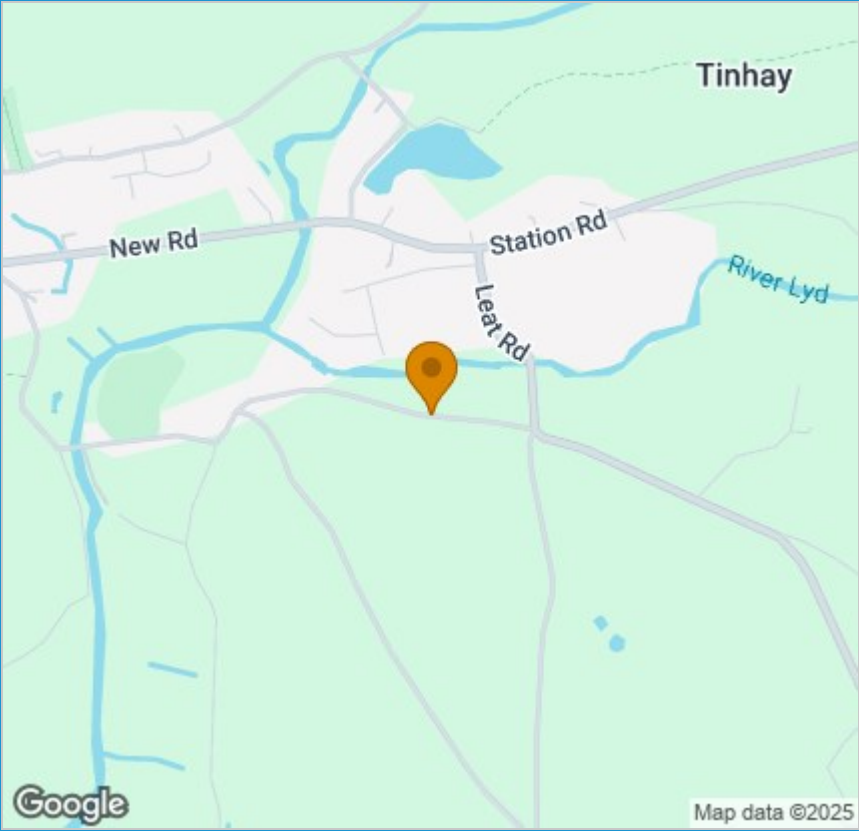
Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

