



Station Cottages

Lifton

PL16 0AN

Asking Price £175,000

- TWO DOUBLE BEDROOMS
- SITTING ROOM
- KITCHEN/DINER
- PARKING
- GARDEN
- CLOSE TO VILLAGE CENTRE
- OIL CENTRAL HAETAING
- WOOD BURNING STOVE
- CLOSE TO DARTMOOR
- EPC-E



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Tenure - Freehold

Council Tax Band - B

Floor Area - 699.00 sq ft



Property

A character two bedroom semi-detached cottage with a wealth of features including beamed ceilings, wood burning stove, with accommodation briefly comprising, sitting room, kitchen/diner, utility rooms, and on the first floor is two double bedrooms and bathroom.

Outside to the rear is an level enclosed garden and parking area.

Location

Lifton is a very popular village between the towns of Launceston, Tavistock and Okehampton and hosts a range of local facilities including public house, church, convenience store, hotels and highly popular 'Strawberryfield' farm shop. The village is located on the banks of the fames river Lyd which offers some well respected fishing spots via the Arundel Arms.

Main supermarkets and colleges are found in the nearby towns and Okehampton having a railway station to Exeter.

Sitting Room

13'3" x 12'11" (4.05m x 3.96m)

Front door ,double glazed window to side and front, woodburning stove inset in a deep recess and mantle shelf, beamed ceiling, paneled radiator, wall lights,, door to:

Kitchen/Diner

15'1" x 9'3" (4.60m x 2.84m)

Tiled floor, range of base units and wood effect work tops, matching wall units, electric cooker point, beamed ceilings, paneled radiator, single drainer stainless steel sink unit, space for fridge, double glazed window to rear and stable door to:

Utility Room

8'0" x 4'1" (2.46m x 1.25m)

Stable door to outside, window to side, plumbing for washing machine, oil fired central heating.

Landing

Access to loft space.

Bedroom One

13'5" x 11'10" (4.10m x 3.61m)

Double glazed window to front elevation, paneled radiator, recess for wardrobe.

Bedroom Two

11'11" x 8'3" (3.64m x 2.54m)

Double glazed window to rear, paneled radiator.

Bathroom

8'11" x 6'3" (2.72m x 1.93m)

Paneled bath with shower, low level WC, pedestal wash basin, double glazed window to rear.

Outside

The gardens are to the side and rear, with parking space for at least one car, level terraced area, ideal for alfresco dining and side graveled garden area.

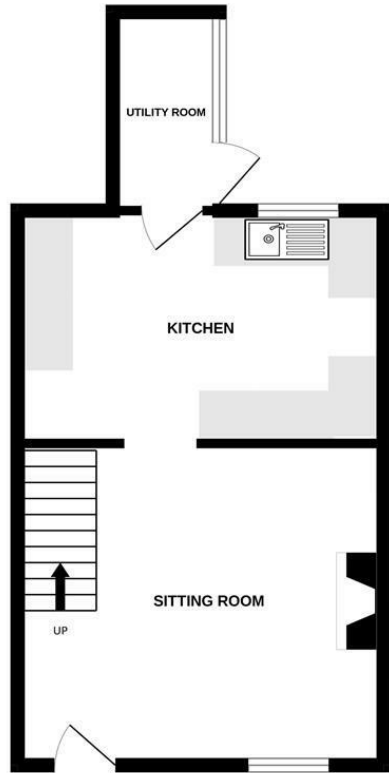
Services

Mains Water, Electricity, Drainage, oil fired central heating.

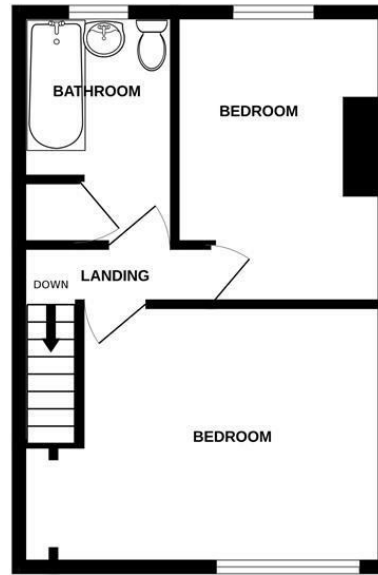
Council tax band



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions To Property

On entering Liftton from the A30/Launceston side, proceed down through the village, past the Arundel Arms, and at the bottom, go past the Fox and Grapes public house and then the property will be seen on the right hand side on the junction to Chillaton.

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Valuation Request

