



EASTLEIGH

OFFERS OVER £475,000

Substantial Family Home in Sought-After Village
LIFTON

MILLER TOWN & COUNTRY
exp UK



- » Substantial Family Home
- » 4/5 Bedrooms
- » Tucked Away Location
- » Separate Living Room, Dining Room & Kitchen
- » Main Bedroom with En-suite
- » Spacious Rear Gardens
- » Double Garage, Driveway for Multiple Vehicles

The Property

This substantial family home located in a tucked away spot in Lifton offers spacious flexible accommodation for any family set up. From the welcoming entrance hall, the layout flows well. There is a spacious study which could be used as a ground floor bedroom with a WC next door. From the other side of the hall, the dual aspect living room with French Doors overlooking the gardens, leads into a separate dining room and into the spacious kitchen and useful utility room which provides access to the garage. Upstairs are four spacious bedrooms, the main being served by a modern en-suite boasting a large walk-in shower. Bedroom 3 also gives access to a good sized walk in wardrobe and there is a large family bathroom.

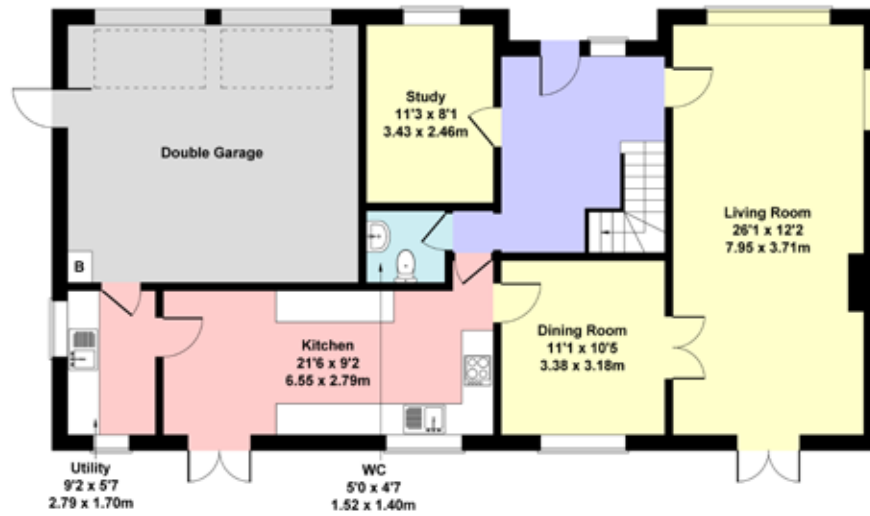


Outside

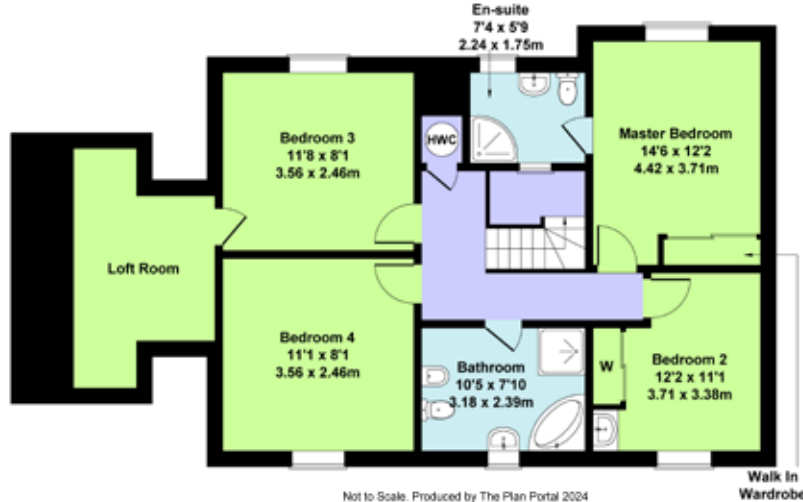
Shallow steps leads down from the kitchen and living room to a patio seating area and onto the lawn. The garden is surrounded by natural borders and hedges, and has fruit trees and flower beds throughout along with a wooden shed, log store and greenhouse at the side. At the front is a driveway with space for multiple vehicles and access to the double garage.



GROUND FLOOR



FIRST FLOOR



Not to Scale. Produced by The Plan Portal 2024
For illustrative purposes only.

Eastleigh

Approximate Gross Internal Area
2257 sq ft - 210 sq m

Location

Lifton is a thriving community offering a wide range of amenities including primary school, doctors' surgery, shop, Post Office, petrol station and a variety of pubs 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.

KEY INFORMATION

- 4 Bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Double garage & driveway parking
- Not Listed
- Heating: Oil
- Utilities: Mains electricity, water and drainage
- Restrictions: None known
- Easements, Wayleaves: Yes (Property has ROW over access lane)
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: C (70)
- Council Tax Band: F
- Tenure: Freehold
- Broadband:
- Mobile Signal: Indoor limited, Outdoor likely
- Not adapted for wheelchair users

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VIEWING:

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