



CHURCH COTTAGE
GUIDE PRICE **£215,000**

Pretty Character Cottage w/ Gardens Overlooking Church
LIFTON

MILLER TOWN & COUNTRY
exp UK



- » Plenty of Character Throughout
- » Two Double Bedrooms
- » Living/Dining Room
- » Kitchen Overlooking the Garden
- » Modern Shower Room
- » Pretty Cottage Style Garden at Rear
- » View of Neighbouring Church

The Property

Set in a quiet road away from the main street, this pretty cottage not only offers oodles of character, but also a beautiful cottage garden that backs onto the peaceful churchyard of St Marys Church. Once through the porch, you are welcomed into the homely living room with exposed beams and inglenook fireplace complete with log burner. There is plenty of space on the opposite side of the room for a dining table, or study or even a piano as is currently in place. The kitchen is to the rear, and although in need of some modernisation, is light and bright and overlooks the pretty rear garden. The shower-room is adjacent and modern with a double shower. Upstairs are two double bedrooms.



Outside

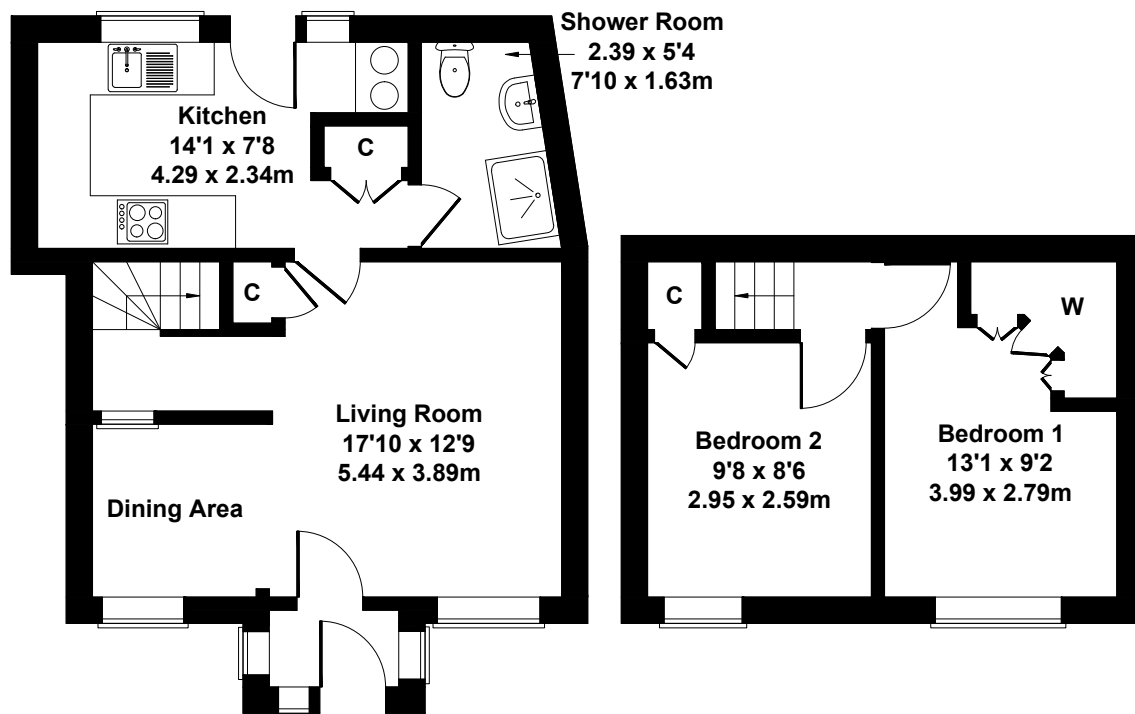
The pretty garden at the front provides plenty of space for pots or flowerbeds, as well as a paved area to sit. There is enough room to put a small bike store at the side if required. The cottage style garden at the rear, accessed from the kitchen as well as a pedestrian gate to the side, is beautifully laid out with rustic patio areas to sit and relax with a book, along with steps and pathways through the well stocked flower beds enabling a full sensory experience of colour, smell and feel. There is a stone shed at the end of the garden too. All with a view of the Church just behind.





Church Cottage, 2 Park Road

Approximate Gross Internal Area
632 sq ft - 59 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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Location

Lifton is a highly sought after village sitting on the Devon/Cornwall border and is well served by local amenities including Primary School, Doctors Surgery, Post Office, and General Store. There are two well established public houses, and Strawberry Fields Farm Shop and Restaurant are only a short distance away. The towns of Launceston, Okehampton and Tavistock are easily accessible, as is the A30 Corridor and the Cities of Plymouth and Exeter are around a 45 Minutes drive.

KEY INFORMATION

	2 Bedrooms		EPC Rating: F (31)
	1 Bathroom		Council Tax Band: B
	1 Reception Room		Tenure: Freehold
	On Street		Broadband: FTTP *Per Ofcom
	Not Listed		Mobile Signal: Inside likely, Outside likely. *Per Ofcom
	Heating: Rayburn, woodburning stove and electric storage heaters		Not suitable for wheelchair users
	Utilities: Mains, electricity, water and drainage		
	Restrictions: None known		
	Easements, Wayleaves: Yes - Water pipe goes across the neighbours garden		
	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		

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VIEWING:

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