



2 THE HAVEN

OFFERS OVER £425,000

Substantial 4 Bed Cottage w/ Large Gardens, Garage and Parking
LIFTON

MILLER TOWN & COUNTRY
exp UK



- » Spacious 4 Bedroom Cottage
- » Extensive Gardens
- » Double Garage & Parking
- » Photovoltaics and Air Source Heat Pump
- » Underfloor Heating
- » Double Glazed
- » Idyllic Location on Fringe of Village

The Property

This attached cottage has been significantly extended, modernised and improved over the years. It benefits from air source heat pumps serving underfloor heating throughout the majority of the property, and photovoltaic panels assist with reducing running costs. There are double glazed windows and doors and the property was re-roofed at the time of the extensions being added. One enters a porch, which leads into a generous dining room off which is a snug/study and large living room. The L-shaped kitchen to the rear offers a great space with one standard and one wide oven built in, induction hob and inset sink and fitted appliances. There is a walk in pantry, and a door leading to the separate utility room. Off the snug is a cloakroom/WC. On the first floor are four double bedrooms, two with en-suite and a further bathroom.



Outside

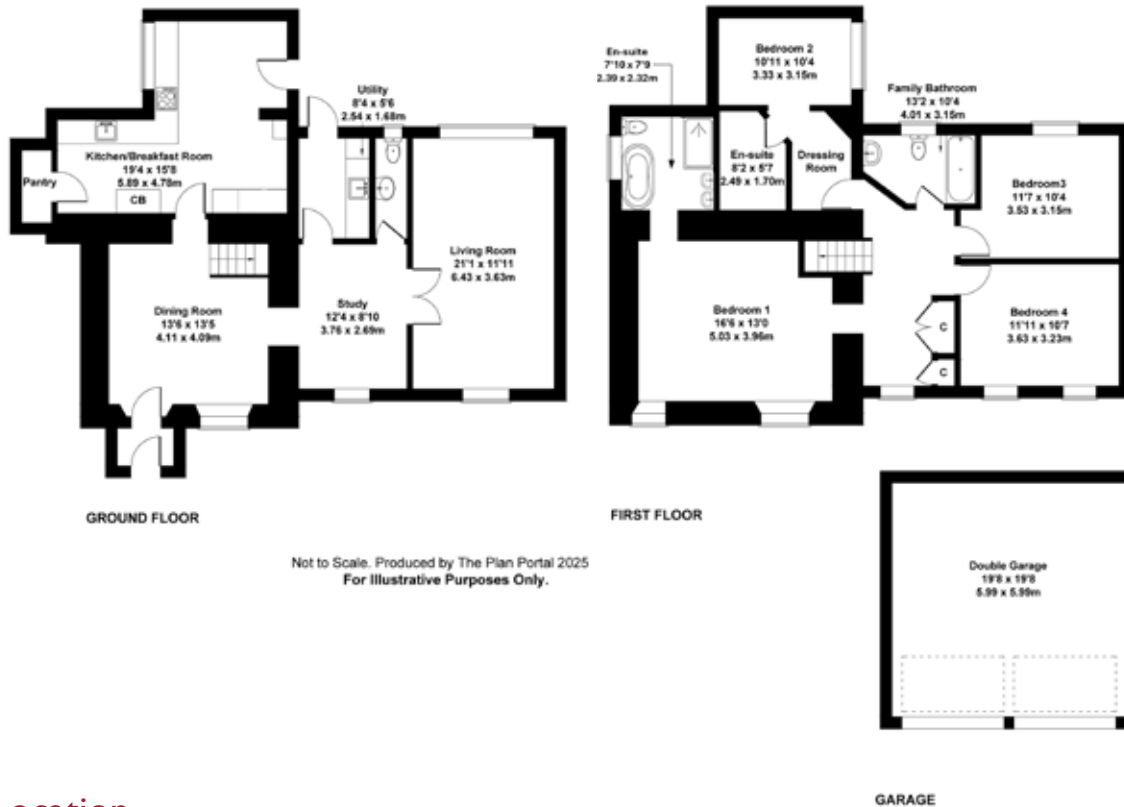
To the right of the property are double electric gates that lead to a private drive giving access to the detached double garage and parking for 4 to 5 cars. A raised timber deck sits to the rear of the home overlooking the large rear garden which is well screened with mature trees and shrubs and offers a high level of privacy and seclusion. To the front is a small formal garden, raised beds and a separate shared drive with one neighbour providing parking for a further two cars.





2 The Haven

Approximate Gross Internal Area
2382 sq ft - 222 sq m



Location

Lifton is a highly sought after village sitting on the Devon/Cornwall border which offers a good range of local amenities including doctors surgery, primary school, Post Office and general store. There are three pubs including the Arundell Arms Hotel, famed for its food as well as its fishing! The nearby town of Launceston offers an excellent retail centre as well as secondary schooling and various supermarkets including Tesco, COOP, M&S and Lidl. The other nearby towns of Tavistock and Okehampton are also easily accessible by car and the cities of Truro, Exeter and Plymouth are all within an hours drive. The north and south coasts are about 40 minutes away and Dartmoor and Bodmin Moor are both 15 to 20 minutes away.

KEY INFORMATION

- 4 Bedrooms
- 3 Bathrooms
- 3 Reception Rooms
- Double Garage and parking for 4-5 cars
- Not Listed
- Heating: Air source heat pump & underfloor heating
- Utilities: Mains electric & photovoltaics. Mains water. Private drainage
- Restrictions: None known
- Easements, Wayleaves: None known
- 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: B (86)
- Council Tax Band: B
- Tenure: Freehold
- Broadband: FTTC *Per Ofcom
- Mobile Signal: Variable to good *Per Ofcom
- Not suitable for wheelchair users

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VIEWING:

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