



SELVI COTTAGE
GUIDE PRICE **£350,000**

Cosy Cottage with Approx 6 acres, Stable and Garage
LIFTON DOWN

MILLER TOWN & COUNTRY
exp UK



- » Two Bedroom Character Cottage
- » Separate Living & Dining Room/Modern Kitchen
- » Modern Bathroom/Utility Room w/ Shower and WC
- » Approx 6 Acres with Vehicular Access
- » Far Reaching Views
- » Stone Barn with Stable, Tack Room, and Store.
- » Open Fronted Stable
- » Double Garage



The Property

Situated 5 minutes from Lifton Village and Lifton Strawberry Fields, this pretty two bedroom cottage offers a cosy sanctuary to come home to after a day tending to the horses and the animals on the 6 acre (approx) paddock located a short walk away. With plenty of original features throughout, and the addition of stylish Climastar Electric Heating, the living room, complete with inglenook fireplace and modern multi-fuel stove offers a warm space to relax on a cold winters evening. The room then flows through to the dining room, with study space cleverly tucked away in the corner of the room. The galley kitchen is light and bright with plenty of worktop space and overlooks the rear courtyard. The separate utility room is fully plumbed for washing machine and tumble dryer along with a shower and WC. Upstairs the main double bedroom overlooks the front and has built in wardrobes. There is also a single bedroom at the rear with built in storage, and the modern Jack'n'Jill bathroom services both bedrooms with plenty of storage.

Outside

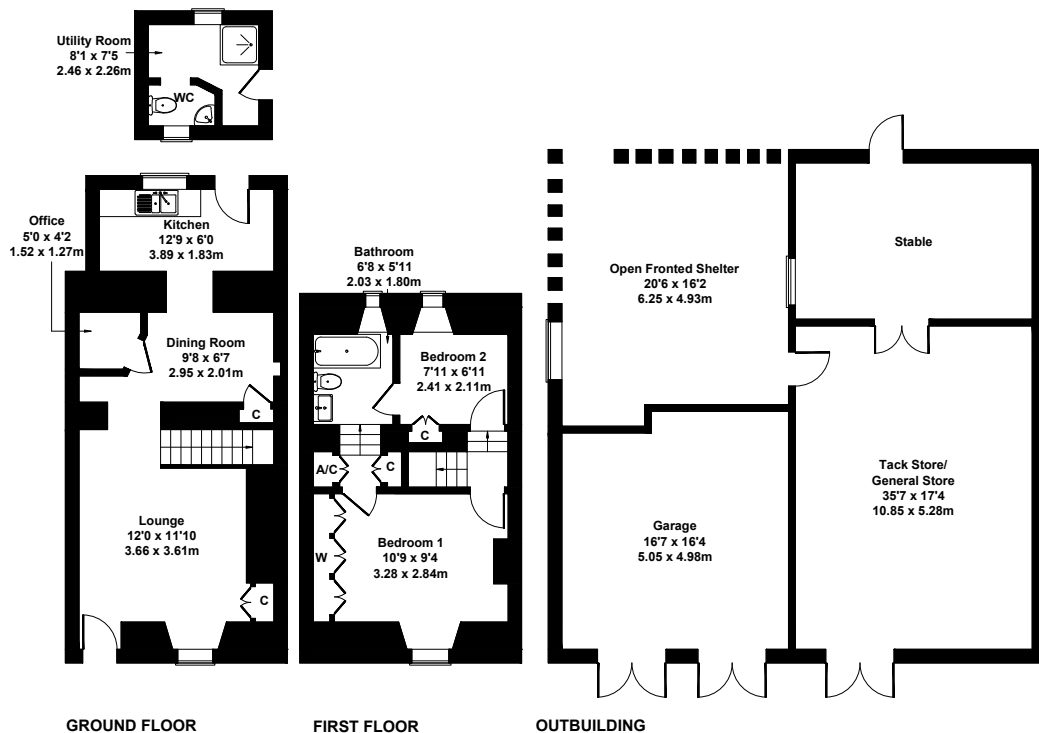
Outside the cottage is a walled front garden that is mostly gravelled. At the rear is a courtyard garden, again gravelled and gated and accessed via the right of way past the stone shed. Situated approximately two minutes walk around the corner, with vehicular access via a five bar gate from the lane, there is a large secure plot measuring approximately 6 acres, mostly laid to paddock with spring fed pond and stunning views over Bodmin Moor in one direction and Dartmoor in the other. There is a stone built internal stable with tack room and store with room to create a second internal stable if required, along with open fronted shelter, complete with water and electric supply. There is also a double garage.





Selvi Cottage

Approximate Gross Internal Area
1787 sq ft - 166 sq m
(Excluding Open Covered Area)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Location

The nearby village of Lifton offers a wide range of local amenities including doctors' surgery, post office and general stores, restaurants and public houses, along with Lifton Strawberry Fields. Situated just on the Devon/Cornwall border, the nearby towns of Launceston, Okehampton and Tavistock are all easily accessible by car and the north coast of the county is approximately a 25 minute drive away offering beautiful coastal walks, sandy beaches and some excellent surfing.

Agents Note: The Neighbour has a right of way over your rear courtyard to the access lane. Easement noted on title, copy available

KEY INFORMATION

	2 Bedrooms		EPC Rating: D (62)
	1 Bathroom		Council Tax Band: A
	1 Reception Room		Tenure: Freehold
	On road parking, garage on land		Broadband: FTTP *Per Ofcom
	Not Listed		Mobile Signal: Inside good, Outside good *Per Ofcom
	Heating: Electric		Not suitable for wheelchair users
	Utilities: Mains electric, water and 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		

Miller Town & Country powered by eXp

01822 617243 | tavistock@millertc.co.uk

www.millertc.co.uk

2 Drake Road, Tavistock
Devon, PL19 0AU



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

CONSUMER PROTECTION FROM
UNFAIR TRADING REGULATIONS 2008:
These particulars are believed to
be correct but their accuracy is not
guaranteed nor do they form part of any
contract.

