



Garden Cottage





# Garden Cottage

Kelly, Lifton, Devon, PL16 0HH

Lifton 3.3 miles - Tavistock 9 miles - Launceston 6.5 miles

A delightful detached cottage with a wealth of character, set in just over 8 acres of its own beautiful gardens

- Stunning Character Home
- 3 Bedrooms (2 En Suites)
- Utility / Boot Room
- Off Road Parking
- Freehold
- Approximately 8.2 Acres
- Countryside Views
- Detached Double Garage
- Private Sweeping Driveway
- Council Tax Band: F

Guide Price £835,000

## SITUATION

The property is located in a private position in the rural but accessible hamlet of Kelly, located between the historic towns Tavistock and Launceston. The property is located approximately 3 miles from the village of Lifton offering day-to-day facilities, doctors' surgery, the well respected Arundell Arms and Strawberry Fields Farm Shop. The picturesque town of Tavistock is 9 miles away with an excellent range of shops and facilities and direct access to the majestic Dartmoor National Park. The A30 trunk road can be accessed from Lifton, and provides access to the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The city of Plymouth to the South has regular ferry services to northern France and Spain.

## DESCRIPTION

The property enjoys a private setting at the end of a private sweeping drive and surrounded by its own land. This most impressive cottage offers: 3 bedrooms, 3 reception rooms, 3 bathrooms, detached double garage, ample parking and delightful gardens with multiple ponds, waterfalls and a lookout which has the most impressive panoramic views across unspoilt countryside.

## ACCOMMODATION

An enclosed front porch leads into the charming living room that offers an impressive open fireplace, deep window sills with shutters and enjoys an aspect over the front garden and countryside beyond.





The sitting room leads onto a further snug with wooden flooring and a fireplace housing a wood burning stove. The property continues to flow into the open kitchen and dining area that comprises a window seat, open fireplace, original flagstone flooring, a range of base, wall units and drawers, integrated sink, space for a cooker and fridge / freezer and a door leading into the pantry. The ground floor is completed by a utility room with sink, space for appliances, WC with a hand wash basin and door leading to the garden.

Stairs rise to the first floor with 3 double bedrooms all with fitted wardrobes. Bedroom 1 & 3 both benefit from the most wonderful countryside views and en suite facilities. Bedroom 2 offers a door that leads out to the rear garden. There is a further shower room comprising a shower, wash hand basin, WC and airing cupboard.

### OUTSIDE

A private gated driveway leads onto the property which provides ample parking and a double garage with electric remote controlled door, power and light with an area above which could be used for storage. A paved terrace is perfect for relaxing and entertaining whilst taking in the views the property has to offer. A summerhouse that is used as a studio by the current owners has light and power.

The grounds offer several areas of lawn, a woodland with several paths sweeping through, showcasing the variety of mature trees, shrubs and flower beds. The grounds also feature two ponds, the upper pond is naturally fed making a wonderful habitat for wildlife, with a water fall and stream feeding into a lower pond. The whole area is idyllic for those who wish to escape to a most private and peaceful location.

In all the property extends to approximately 8.2 acres.

We have been advised that there is Japanese Knotweed within a small area of the woodland with a treatment plan in place. If you require further information, please speak to Stags Launceston office.

### SERVICES

Mains water and electricity. Private drainage via septic tank. Oil fired central heating and wood burning stoves. Broadband available: Standard ADSL. Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

### VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags.

### DIRECTIONS

From Launceston take the A388 to Callington. Turn left on the B3362, cross the River Tamar and immediately after going over Greystone Bridge, take the first left. Continue up the hill turning left at the Countryman Cider Farm and signed posted Bradstone and Kelly. Follow this road for approx. 1.5 miles passing Sallerton Woods on your right. Continue for a further 0.5 miles where you will find the drive on your right, signposted Garden Cottage.

[what3words.com](http://what3words.com)

///shorter.yelled.shaped





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or purchase. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1731 sq ft / 160.8 sq m (excludes store)  
 Garage = 418 sq ft / 38.8 sq m  
 Outbuildings = 275 sq ft / 25.5 sq m  
 Total = 2424 sq ft / 225.1 sq m  
 For identification only - Not to scale

**Ground Floor**

- Potting Shed: 5.41 x 3.05m (17'9" x 10')
- Studio: 3.05 x 2.92m (10' x 9'7")
- Garage: 6.63 x 5.82m (21'9" x 19'1")
- Utility: 2.84 x 2.84m (9'4" x 9'4")
- Store (Unmeasured)
- Snug: 4.75 x 3.63m (15'7" x 11'11")
- Kitchen: 3.63 x 2.51m (11'11" x 8'3")
- Sitting Room: 5.00 x 3.86m (16'5" x 12')
- Dining Room: 3.83 x 3.28m (12'7" x 10'9")

**First Floor**

- Bedroom 2: 4.34 x 3.58m (14'2" x 11'9")
- Bedroom 1: 3.94 x 3.68m (12'11" x 12'1")
- Bedroom 3: 3.91 x 2.87m (12'10" x 9'5")

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1089339



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Kensley House, 18 Western Road, Launceston, PL15 7AS

launceston@stags.co.uk

01566 774999