



Church Cottage



Launceston 3.8 miles - Tavistock 10.2 miles - Okehampton 16.4 miles

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A character cottage in a village location, presented in immaculate condition with open plan living and off road parking

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- Highly Desirable Village Location
- Close to Village Amenities
- 2 Off Road Parking Spaces
- 3 En-Suite Double Bedrooms
- Open Plan Living
- Character Features
- Large Basement/Storage Area
- No Onward Chain
- Tenure: Freehold
- Council Tax Band: C

Guide Price £299,950

#### SITUATION

The property enjoys a convenient location, positioned along a quiet street facing St Mary's Church, in the heart of the thriving Devonshire village, Lifton. Renowned for its convenient location on the edge of Dartmoor and only a short distance from the A30, Lifton is the ideal place for those wanting to settle into the typical 'village life' whilst being able to explore the natural attractions that the area has to offer. It's a highly sought-after village, with a wide range of day-to-day facilities including a well respected primary school, doctor's surgery, village shop, post office and a number of pubs and restaurants including the Arundell Arms Hotel. The historic market town of Launceston is less than 5 miles away with a wide range of amenities and facilities, whilst the A30 trunk road which connects the Cathedral cities of Truro and Exeter.

#### DESCRIPTION

A well presented and beautifully restored period cottage offering the conveniences of modern day living and off road parking, in a sought after village location. The property is believed to originally date back to 1700's and is constructed of brick with a slate roof and uPVC double glazed windows. The property adjoins 2 other residential properties of a similar style and offers a versatile layout with 3 double bedrooms (all with en-suites). The cottage would ideally suit those searching for the village lifestyle, being walking distance of various green spaces, walks and village amenities.

#### ACCOMMODATION

The property throughout is presented in excellent decorative order, with a welcoming entrance hall through to an open plan kitchen/lounge. There is a fitted kitchen with a range of integral appliances including an electric oven and hob, extractor fan, slimline dishwasher and further under counter space for a fridge or freezer. There is an inset sink, various units and wooden work surfaces. Alongside the kitchen there is space for a dining table and chairs, which enjoys an outlook across to St Mary's Church. With a central wood burning stove, window seats and additional space for sitting room furniture, this is truly a great entertaining space for friends and family.

The first floor presents 2 of the 3 double bedrooms, with the principle suite having an en-suite bathroom. All 3 bedrooms in the property have built in storage, whilst bedrooms 2 and 3 have stylish and contemporary en-suite shower rooms. Bedroom 1 can be found on the ground floor, with steps down to the bedroom suggesting it could be an additional snug/reception room.

#### OUTSIDE

The property has 2 allocated parking spaces only a short distance (approx. 30 meters) from the property via Broad Street. The property is approached via a stone walled courtyard with brick piers and black iron feature railing. This area enjoys the same outlook as the kitchen, towards the church and would be suitable for a small table and chairs. Importantly, the property is less than 0.5 miles from the recreational park in Lifton, a great space for children, dog walking and sports. Separate access via small wooden doors lead to an underground basement which provided ample storage space for various belongings including bikes, canoes, walking accessories and more. The basement provides a large storage area and also houses the electricity meter, consumer mcb units and state of the art hot water storage cylinder.

#### SERVICES

Private water, shared with The Arundell Arms via a bore hole. Mains electricity and drainage. Electric convector heating and woodburning stove. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice limited availability and data unavailable (Ofcom). Please note the agents have not inspected or tested these services.

#### VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

#### DIRECTIONS

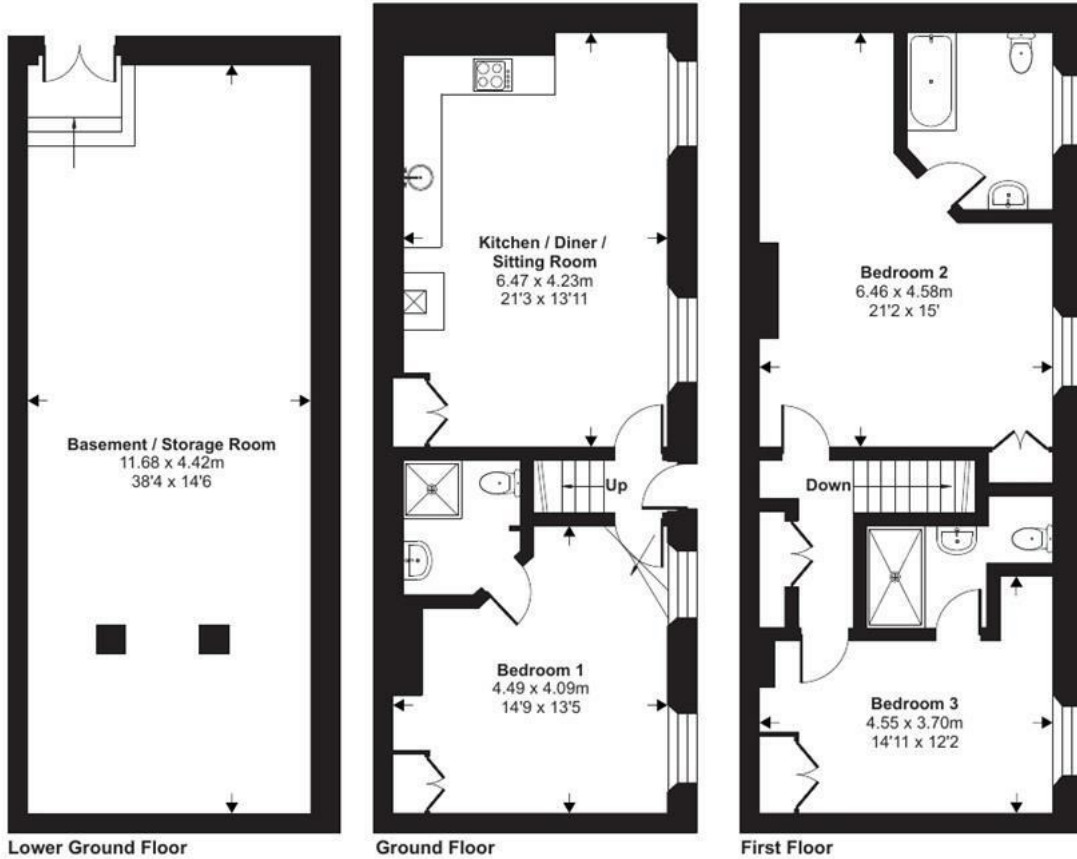
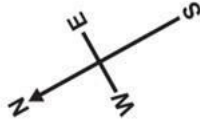
From Launceston head east on the A30 towards Okehampton, taking the exit signposted A388/Liftdown and continue into the village of Lifton. Continue into the centre of the village passing the community centre on the right hand side where the freehold car parking spaces for Church Cottage will be found almost opposite The Arundell Arms Hotel.

What3Words.com: (Parking)  
///teaching.holidays.ushering



Approximate Area = 1701 sq ft / 158 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1176605

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 contract. 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.



| Energy Efficiency Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| (92-100) A                                |  |                         | 83        |
| (81-91) B                                 |  |                         |           |
| (69-80) C                                 |  |                         |           |
| (55-68) D                                 |  | 49                      |           |
| (39-54) E                                 |  |                         |           |
| (21-38) F                                 |  |                         |           |
| (1-20) G                                  |  |                         |           |
| Net energy related - higher scoring coats |  |                         |           |
| England & Wales                           |  | EU DIRECTIVE 2002/91/EC |           |

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

01566 774999

launceston@stags.co.uk

stags.co.uk