



## Class Q Barn at Leat , Leat, Lifton, PL16 0DF

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An exciting opportunity to acquire a substantial barn with permitted development, set within over 3 acres and with fabulous views over Lifton.

Lifton Village 0.8 miles - Launceston 4.5 miles - Tavistock 9.9 miles

• Permission for a detached property • Planning Ref: 3130/24/PDM • Picturesque rural setting • Countryside & village views • Parking for multiple vehicles • Approximately 3.40 acres in all • Freehold • Council Tax: TBC

Guide Price £280,000

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## SITUATION

The property occupies a tranquil position near the popular village of Lifton. Lifton is 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 popular Strawberry Fields Farm Shop and Restaurant. 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, can be accessed from Liftondown, approximately 1 mile away. At Exeter, there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport.

## DESCRIPTION

A rare and exciting opportunity to purchase a barn with permitted development to be converted into a spacious, detached home, set within approximately 3.40 acres of it's own land and superb views over the village and surrounding countryside.

The Barn has prior approval for change of use to a dwelling under application number: 3130/24/PDM with West Devon Borough Council.

A former agricultural barn (17.46m x 17.73m) of traditional wood steel and block construction with a concrete base and timber cladding. The planning permission offers an exciting opportunity to convert the

building into a spacious 4 bedroom single storey residence with a large open plan kitchen/living space, larder, 3 en-suites and a WC.

Outside the property will benefit from an extensive parking area for multiple vehicles and generous grounds. The property also benefits from an adjoining gently sloping pasture paddock. In all extends to approximately 3.40 acres.

There is additional land available by separate negotiation, and the current owner is also open to selling the property with less land, should the buyer desire.

## SERVICES

We are not aware of any services currently connected. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). The current owner has obtained initial quotes for connection to electricity and for a private drainage and are happy to share these quotes with interested parties, however please note the agents have not inspected or tested these services and purchasers must satisfy themselves as to the cost of connection and availability of any services.

## VIEWINGS

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

## DIRECTIONS

What3words.com: ///sizes.pampered.fabricate



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.