



Hornapark



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Lifton, Devon, PL16 0BN

Village Centre 0.3 miles - Launceston 4.1 miles - Tavistock 10.3 miles

A most impressive Victorian former lodge house, set within a private edge of village position with over 5 acres.

- No Onward Chain
- Versatile Accommodation
- 3/4 Bedrooms
- Generous Gardens
- Freehold
- Approximately 5.75 Acres
- Edge of Village Location
- Charm & Character Throughout
- Off Road Parking
- Council Tax Band: E

Guide Price £625,000

SITUATION

The property is in a private and tranquil position on the edge of the highly sought after village of Lifton. The village has 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

Believed to date back to c.1867, this most impressive detached Grade II listed Victorian former lodge house is understood to be on the market for the first time. The deceptively spacious property boasts an abundance of charm and character throughout with its ornate wooden windows, impressive high ceilings and detailed covings and ceiling roses.



ACCOMMODATION

The remarkable front entrance porch leads into the hall with stairs to both the first floor and lower ground floor, doors to each of the reception rooms and a WC.

The sitting room enjoys two large bay windows offering a dual aspect through the part stain glass windows. The sitting room benefits from an open fireplace with a decorative marble surround and ornate ceiling coving and a ceiling rose.

The kitchen/breakfast room comprises a range of base units with a granite worktop, inset double sink, integrated fridge, built in cooker, pantry cupboard, woodburning stove and large windows with shutters.

The ground floor accommodation is completed by two additional reception rooms, the dining room/bedroom 4 and a study, both benefitting from decorative fireplaces.

The first floor offers a split-level landing with a useful built in store, 3 double bedrooms and a family bathroom with a vaulted a-frame ceiling comprising; a roll top bath, shower, WC and a wash hand basin. Two of the double bedrooms also enjoy vaulted ceilings with Bedroom 3 benefitting from a dressing room.

The lower ground floor offers excellent scope to create additional living accommodation or annexe potential, subject to ones needs and any relevant permissions.

The lower ground floor offers a substantial utility room with the oil fired boiler, space and plumbing for appliances, built in storage, door to the rear of the property and doors to two useful store rooms.

OUTSIDE

The property is approached by a shared drive. The gardens wrap around the property with the majority of the gardens located to the north and east of the main house. The gardens are predominantly laid to lawn with an array of mature shrubs and trees. A substantial additional area of garden providing former vegetable beds, potting shed and additional off-road parking.

The land for the property is located to the opposite side of the drive, with an area of additional garden which was formerly home to a tennis court and then two pasture paddocks.

In all the property extends to approximately 5.75 acres.

SERVICES

Mains electricity, water and drainage. Oil fired central heating and wood burning stove. Private water available via a well currently used for non-domestic purposes. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents has not inspected or tested these services.

AGENTS NOTE

The land will be subject to an overage provision. For further information please contact Stags Launceston office.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags. Due to Health & Safety, it is important that any viewing is accompanied due to a large drop off the patio to the lower ground floor, as it does not currently have any form of railing.

DIRECTIONS

What3words.com - ///plank.shark.spindles



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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 73 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 31 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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