



9 Millers Close



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Lifton, Launceston, Devon, PL16 0EQ

Lifton Village Centre 0.3 miles - Launceston 5.4 miles -
Okehampton (Train Station) 16.5 miles

An immaculately presented and spacious family home well positioned amongst an exclusive development of premium homes

- Quality Detached Residence
- 4 Double Bedrooms (2 En Suites)
- Separate Utility Room
- Integral Double Garage
- Tenure: Freehold
- Luxury Finish
- Open Plan Kitchen/Diner
- Bedroom 5/Ground Floor Study
- EPC Rating: B (86)
- Council Tax Band: E

Guide Price £535,000

SITUATION

The property enjoys an enviable position at the end of a no through road, surrounded by and overlooking communal meadowland within the thriving Devonshire village of Lifton. Renowned for it's 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, along with access to the town of Okehampton and train station.

DESCRIPTION

The property was constructed in 2022 as part of an exclusive development of premium timber framed homes, with high eco credentials, a natural slate roof and great attention to detail. Developed by an independent, local home builder, Harrington Homes, the property offers a sense of quality and luxury throughout along with further upgrades chosen by the current sellers. Outside, the property enjoys a private and well landscaped garden, off road parking alongside a double garage and views overlooking the adjoining communal meadowland.



ACCOMMODATION

The accommodation is presented in excellent decorative order throughout with well proportioned rooms and a luxury, contemporary finish. A level pathway from the private driveway leads into a larger than average entrance hall with upgraded tiled flooring throughout. There is underfloor heating via the air source heat pump throughout the ground floor and off the hallway there is a ground floor cloakroom with WC, under stairs storage cupboard and access to the integral garage. The kitchen/diner has been specifically chosen by the sellers offering a vast range of storage units including a pull out larder and bin store, along with a selection of quality integrated appliances including a twin oven, induction hob, dishwasher and fridge/freezer. The kitchen island has space for seating around the solid wooden worktop and the dining area offers space for a generously sized table and chairs with bi folding doors opening to the rear garden. The adjoining utility room has space and plumbing for a washing machine, with a separate rear door to the garden. The sitting room has engineered oak flooring and overlooks the rear garden with a separate study/additional bedroom also on the ground floor which overlooks the front garden.

Stairs from the hallway lead to the first floor landing with windows to the front elevation enjoying rural outlooks to the fields in the distance. The principle bedroom enjoys a double aspect with a Juliet balcony overlooking the meadowland. There is a walk-in wardrobe and an en-suite bathroom, complete with a bath and shower attachment along with a separate shower cubicle. Bedroom 2 also benefits from an en-suite shower room, whilst the 2 additional double bedrooms are serviced by the family bathroom.

OUTSIDE

The property is positioned at the end of the development overlooking the communal areas of meadowland, a natural haven for various wildlife. The meadow is a perfect spot for walking or to sit and relax, where deer, pheasants and barn owls to name a few have been spotted by the current owners. There is a paved driveway with off road parking for 2 vehicles, an integral double garage with up and over doors and the sellers benefit from the turning space alongside the driveway. The front gardens have been completely fenced and planted with a selection of fruit trees including apples and plum. There is a timber framed greenhouse and raised vegetable beds and the property has been completely landscaped with lawned and gravelled seating areas.

SERVICES

Mains water, electricity and drainage. Central heating via air source heat pump. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (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 prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

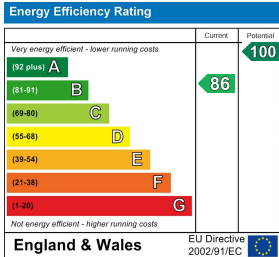
From Launceston head east on the A30 towards Okehampton, taking the exit signposted A388/Liftondown and continue into the village of Lifton. Continue into the centre of the village passing the community centre on the right hand side and shortly after the Arundell Arms, turn left at the Lifton Hall Hotel, signposted Lifton Primary School. Continue along North Road passing the school and surgery on the right hand side, before turning right into Millers Close. Proceed into Millers Close turning left at the junction, where the property will be found at the end of the road on the left hand side.

ADDITIONAL INFORMATION

- 1) The property benefits from the remainder of a 10 year Ark Warranty, issued on the 12th September 2022.
- 2) We understand the sellers contribute £39.00 per calendar month towards the maintenance of the communal areas, managed by Modbury Estates.



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.



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