



Heale Farm House



Heale Farm House

Lifton Down, Lifton, Devon, PL15 9QX

Lifton 2.1 miles - Launceston 3.2 miles - Okehampton 17.3 miles

A substantial Grade II listed farmhouse boasting a range of character features and occupying a delightful rural position.

- Wealth of charm & character
- Popular rural yet accessible location
- 7 bedrooms (1 en suite)
- 4 reception rooms
- Kitchen / breakfast room
- Approximately 2.47 acres in all
- River frontage
- Off road parking
- Council tax band: E
- Freehold

Guide Price £795,000

SITUATION

The property is located in a stunning rural position, only a short distance from Lifton Down and approximately 2.1 miles from the thriving self-contained village of Lifton, offering day-to-day facilities including Lifton Farm Shop and the Arundell Arms Hotel. The historic former market town of Launceston is just over 3 miles to the west and access to the A30 dual carriageway is within close proximity.

DESCRIPTION

This superb Grade II listed, semi-detached 7 bedroom farmhouse is believed to date back to the early 19th century and offers spacious accommodation throughout with an abundance of charm and character.

The property is understood to be of stone construction with a slate roof and wooden windows, with sash windows to the front.

The property benefits from 2.47 acres in all and enjoys a delightful rural setting with easy access to the A30 and Launceston.

ACCOMMODATION

The front door opens into a superb reception hall, featuring an elegant staircase rising to the first floor and doors leading to the principal reception rooms.



The sitting room is of generous proportions, enjoying a delightful aspect to the front through sash windows with shutters. A wood-burning stove, set within a striking fireplace, adds warmth and character to this inviting space. The adjacent dining room also benefits from a front-facing aspect and boasts a charming feature fireplace.

An inner hall off the sitting room connects to the main hall and provides access to the side of the property for maintenance. This hall also leads into a substantial family/dining room—an exceptional space for entertaining. This impressive room features a beautiful stone fireplace housing a wood-burning stove, along with a former bread oven, adding a touch of historic charm. A door leads through to the kitchen.

The kitchen/breakfast room is well-appointed with a range of wall-mounted cupboards, base units, and drawers, complemented by quartz worktops and an inset Belfast sink. A Stanley range provides cooking facilities as well as hot water and heating, while an integrated dishwasher and space for further appliances enhance practicality. Double doors open directly onto the garden, creating a seamless indoor-outdoor flow.

A study, accessed via the kitchen, provides an ideal space for home working and leads back to the main hall. A further door leads into the boot room, which in turn provides access to the downstairs WC and a further door to the rear garden.

The property benefits from two staircases, with the primary staircase rising from the main hall and a secondary staircase leading up from the kitchen. Both staircases meet at an open and spacious split-level landing.

The first floor offers seven well-proportioned bedrooms, each enjoying varied aspects over the gardens, land, and surrounding countryside. Bedroom three benefits from an en suite shower room, while two further family bathrooms serve the remaining rooms, ensuring convenience for family and guests alike.

OUTSIDE

The property is approached by its own sweeping gravel drive which leads to an area of parking for multiple vehicles.

The gardens are a delightful feature of the property and are predominantly laid to lawn with a variety of mature trees, shrubs and flowers, raised beds and two outbuildings providing useful storage.

A gate from the garden leads into a paddock with mature trees and river frontage, providing a tranquil setting to enjoy the privacy the property offers. On the opposite side of the road from the property, the property benefits from a further 1 acre pasture paddock.

SERVICES

Mains electricity, private water via a borehole and private drainage via a septic tank. Oil fired central heating, Stanley Twin Range providing hot water & heating and wood burning stoves. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). The agents has not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

What3words.com: ///parading.local.wooden



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.



Approximate Area = 3543 sq ft / 329.1 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhcom 2025. Produced for Stags. REF: 1258194



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		49	77
England & Wales		EU Directive 2002/91/EC	

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

launceston@stags.co.uk

01566 774999