



Highfield



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Chillaton, Lifton, Devon, PL16 0HE

Lifton 3.1 miles Launceston 8.1 miles Plymouth 21.7

A delightful modern barn conversion in a peaceful rural hamlet with a large barn and stabling, all sitting within 3.4 acres.

- Rural Location
- 2 Bedrooms
- Garden and Parking
- Pasture Paddocks
- Freehold
- Modern Barn Conversion
- Open Plan Living Area
- Large Barn and Stabling
- Approximately 3.4 Acres in All
- Council Tax Band: D

Guide Price £595,000

The property lies on the edge of the village of Chillaton and just 3.1 miles away from the self-contained village of Lifton, which offers day-to-day facilities. The fully equipped market town of Tavistock is 7.1 miles away with supermarkets, doctors', dentists' and veterinary surgery, together with a swimming pool. In addition, there is access from here to Dartmoor National Park with its wide range of country and outdoor pursuits.

A fantastic opportunity to acquire a modern barn conversion offering open plan living. The accommodation includes a spacious entrance hall, utility room, a generous open plan kitchen/dining/sitting which enjoys bi-fold doors that open through to the garden and delightful rural views. From the hallway there is access to the bathroom and two double bedrooms, bedroom one benefits from an ensuite shower room.

Approached via a gravel drive with ample parking, the property is surrounded by a lawned garden with well stocked raised beds and a paved patio area, ideal for outdoor dining and entertaining. There is a large steel frame barn with 4 stable bays and a hay store. Behind the property is a sand school with post and rail fencing and access to the pasture paddocks. The property extends in all to approximately 3.4 acres.

Mains electricity, private water via a borehole and drainage via a treatment plant. Heating and hot water via a communal biomass boiler. Broadband: Ultrafast and Standard ADSL, Mobile signal: Voice and Data unavailable (Ofcom). Please note the agents have not inspected or tested these services.

Agents Note: 1. A management company is currently being set up between the residents on Warracott Farm with a quarterly service charge. 2. There is an overage on the agricultural barn. For further information please contact the office.


Strictly by prior appointment with the vendor's sole appointed agents, Stags.
What3words.com - ///argued.edges.lakes





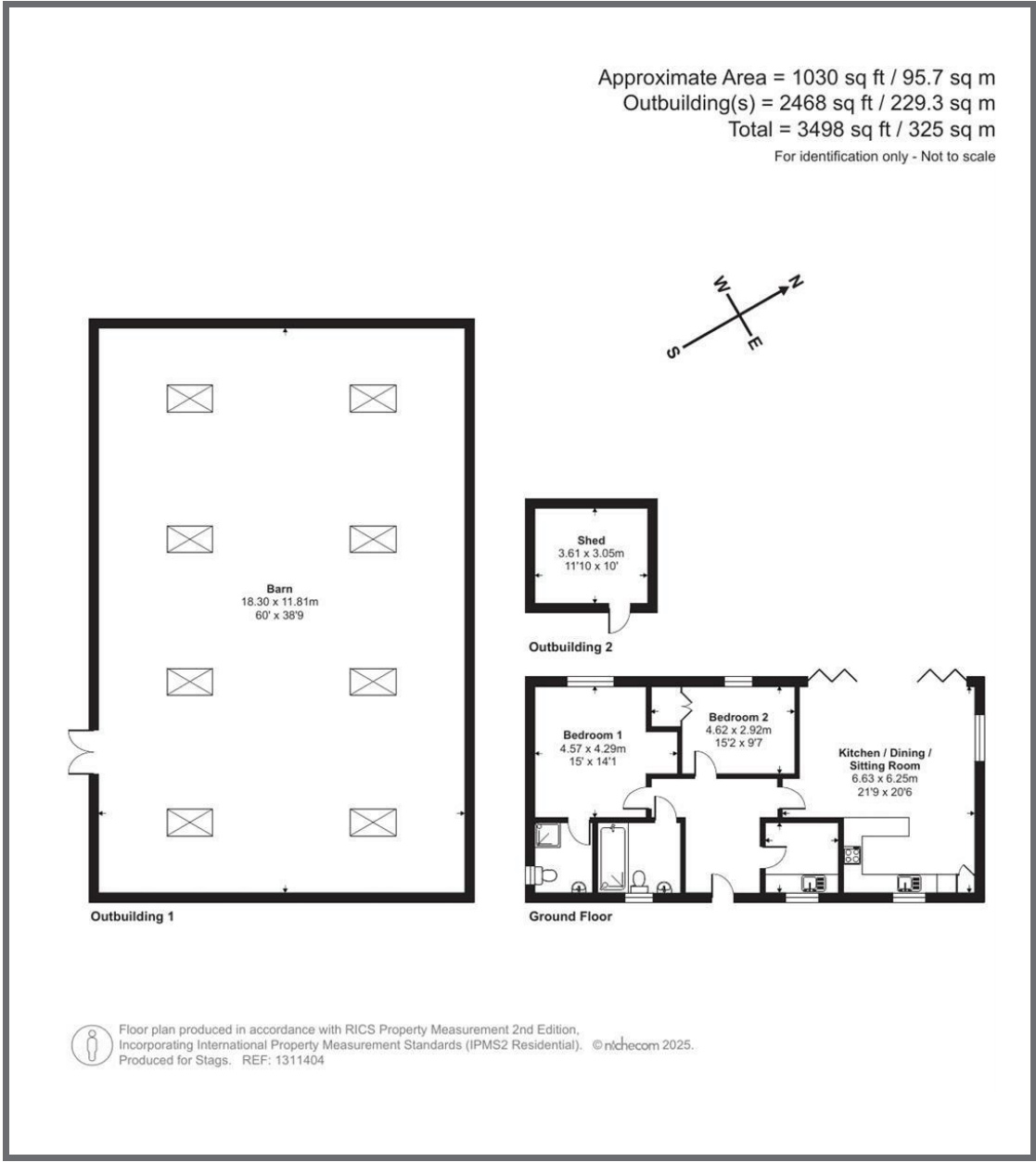
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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