





Cared for by our vendors and their family for over 100 years is this former post office which is now a wonderful family home full of character and potential to extend (STP).

You enter the home into a porch that opens into a generous hallway. A further door leads into the sitting room which is dual aspect with a fireplace to one side. Beyond the sitting is a separate dining room overlooking the garden which was once the former village post office. The kitchen has a range of modern eye and base level units with integrated appliances and a breakfast bar. A door opens out into the rear garden and into the separate utility room.

Off the large first floor landing is an airing cupboard, shower room, 3 bedrooms and bathroom. The master bedroom overlooks the garden with a view towards Dartmoor National Park beyond. This double bedroom has useful built-in wardrobes. Bedroom 2 is another double bedroom with plenty of room for furniture. There is a great dressing area with a huge amount of built-in storage that adjoins bedroom 3 enjoying a fantastic view. The family bathroom has been refitted in recent years with a matching 3-piece suite including a shower over the bath. Above the kitchen and behind the shower room is a void space which has 3 Velux windows, it has been insulated throughout and has a high ceiling. Subject to planning this void room could create a 4th double bedroom.

Off the parish road is a private driveway with a double garage leading off. Adjoining the cottage is a 2-storey stone barn with potential to create additional living accommodation (STP). There is also a detached single-storey barn and former cooling house which is currently used as a workshop but has potential (STP) to be converted into an annexe. To the rear of the property, is a private lawn with a wonderful view towards Dartmoor. Beyond the lawn, is a large vegetable patch perfect for those with green fingers! In total the property sits in a plot circa 0.25 of an acre in total.



- Characterful detached cottage (not listed)
- Well presented throughout
- 3 bedrooms & a refitted bathroom

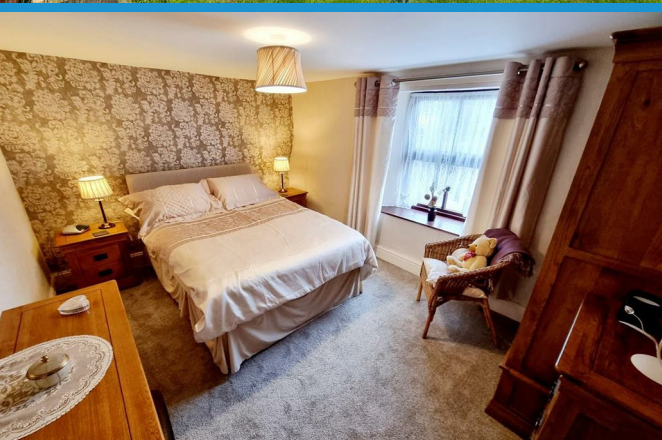
- 3 formal reception rooms
- Attached 2 storey barn and stone workshop prime for conversion (STP)

- Plot totally circa 0.25 acre
- Large vegetable garden and lawns
- Double garage and ample off road parking

### Situation

Broadwoodwidge is a pretty village in West Devon with a village green and good access to the A30 with links to Plymouth and Exeter alongside Cornwall. The three surrounding market towns of Tavistock, Launceston and Okehampton all have schooling, thriving town centres and a range of facilities. The nearby village of Lifton is well served by local amenities including a shop, primary school, new village centre, doctors surgery and 3 public houses all with restaurants. Just outside of Lifton is the popular "Strawberry Fields" which is an award winning farm shop and restaurant.





**Entrance Porch**  
4'5" x 3'2" (1.36m x 0.98m)

**Hallway**  
12'11" x 7'8" (3.96m x 2.35m)

**Living Room**  
16'7" max x 15'0" (5.07m max x 4.58m)

**Dining Room**  
14'7" x 12'9" (4.46m x 3.91m)

**Snug**  
12'5" x 11'10" (3.80m x 3.63m)

**Kitchen/Breakfast Room**  
16'7" max x 12'8" (5.07m max x 3.87m)

**Utility Room**  
7'5" x 5'7" (2.28m x 1.71m)

**Void**  
16'6" x 13'5" (5.04m x 4.09m)

**Bedroom 1**  
12'4" x 10'0" (3.76m x 3.06m)

**Bedroom 2**  
13'3" x 10'0" (4.05m x 3.05m)

**Dressing Room**  
13'8" x 6'1" (4.19m x 1.87m)

**Bedroom 3**  
14'1" max x 10'3" max (4.31m max x 3.14m max)

**Bathroom**  
10'2" x 7'3" (3.10m x 2.21m)

**Shower Room**  
4'7" x 2'6" (1.42m x 0.77m)

**Barn 1**  
19'3" x 12'11" (5.87m x 3.96m)

**Workshop**  
26'3" x 16'2" (8.01m x 4.95m)

**Cooling House**  
7'7" x 6'7" (2.32m x 2.02m)

**Double Garage**  
17'9" x 17'7" (5.42m x 5.37m)

**Gardens W/C**  
5'1" x 4'11" (1.57m x 1.50m)

**Services**  
Mains electricity, water and drainage.  
Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



# Broadwoodwider | Lifton



Town • Country • Coast

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.