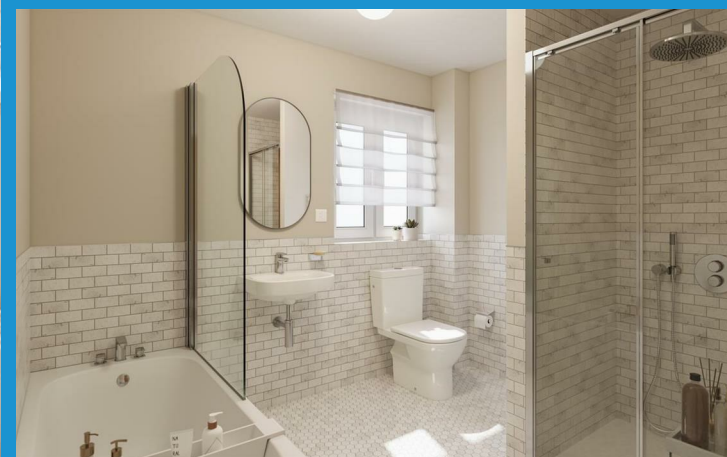




Meadwell, Fore Street
Lifton | Devon



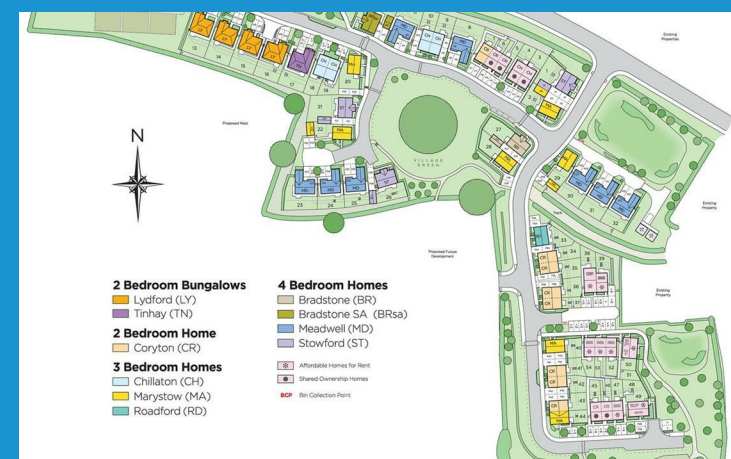
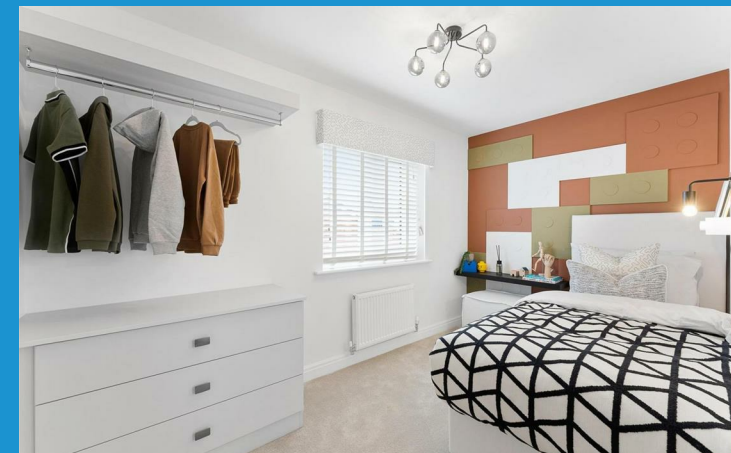
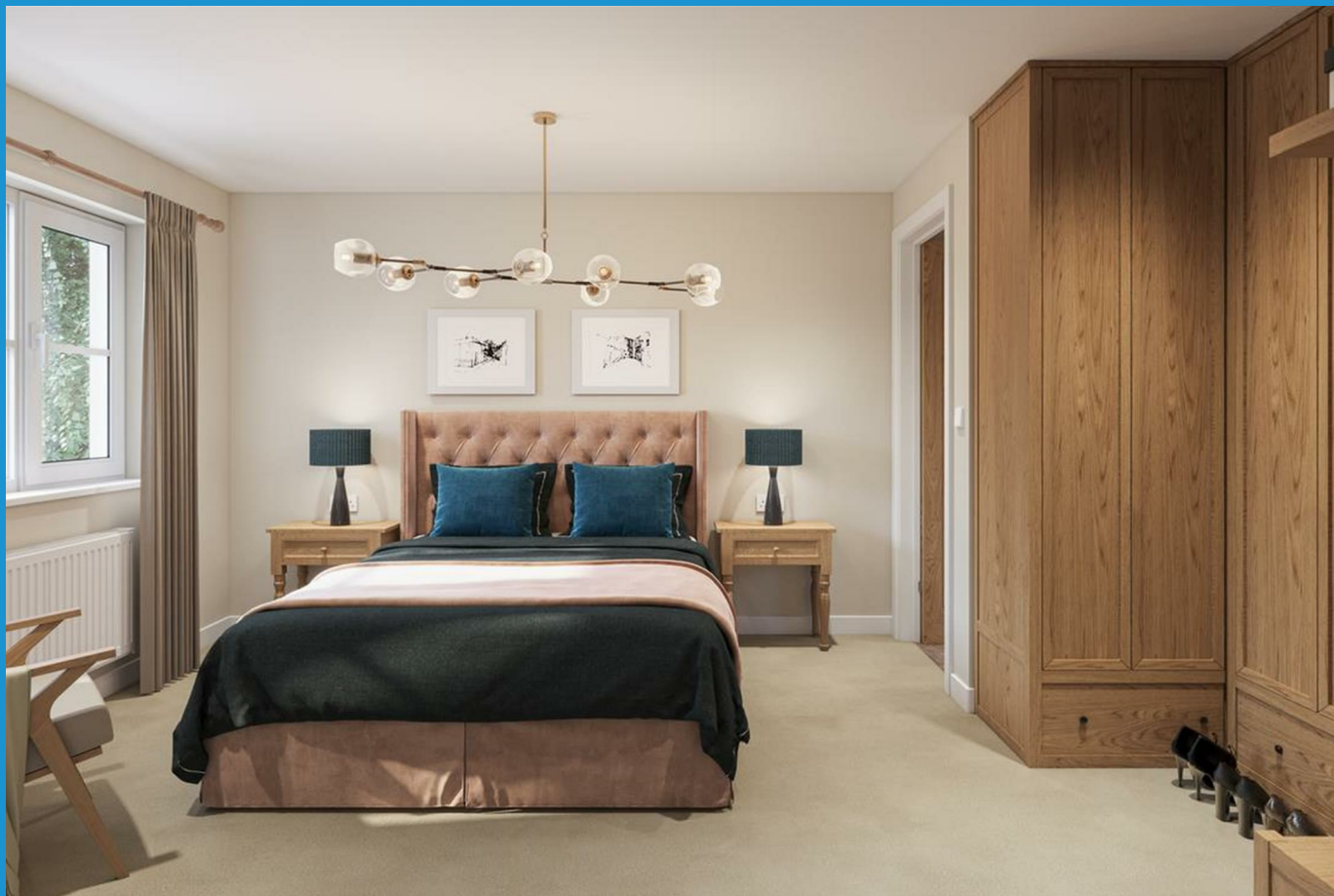
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The Meadwell is a stunning four-bedroom home, perfect for families in need of both space and style. With its beautiful stone front, it offers impressive kerb appeal from the moment you arrive.

Step inside to a welcoming hallway leading to a bright and spacious lounge, ideal for unwinding after a busy day. There's also a convenient storage cupboard for keeping things tidy. At the rear of the home, the open plan kitchen and dining area is the heart of family life, with stylish bifold doors opening onto the garden—perfect for seamless indoor-outdoor living. A handy utility room with a side door provides easy access to your parking and keeps things practical.

Upstairs, you'll find four well-proportioned bedrooms, including a spacious main bedroom with its own ensuite, offering a private retreat. The fourth bedroom is a versatile space that could easily be transformed into a home office or study. Completing the first floor is a modern family bathroom, making it perfect for growing families or those who enjoy the flexibility of extra space.



Situation

The property is situated a short distance from the heart of the village of Lifton, which boasts a range of amenities including a Village Store/Post Office, Parish Church, Public Houses, County Primary School, Doctors Surgery to name but a few. The ancient former market town of Launceston lies 5 miles to the West and boasts a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road which gives access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

Directions

The postal code for the property is PL16 0BX. From Launceston, leave the town via Kensey Hill and through Polson passing the Rugby Club. Follow the road through Liftondown passing Strawberry Fields Farm Shop on the left. You will approach Wainhomes new estate on the right hand side as you enter Lifton Village.

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Entrance Hall
 Plus Store Cupboard

Kitchen/Dining Room
 18'8" x 11'9" (5.70m x 3.59m)

Utility Room

Cloakroom

Living Room
 16'2" x 11'1" (4.93m x 3.38m)

First Floor
 With Store Cupboard

Master Bedroom
 11'6" x 10'2" (3.51m x 3.10m)

En-suite

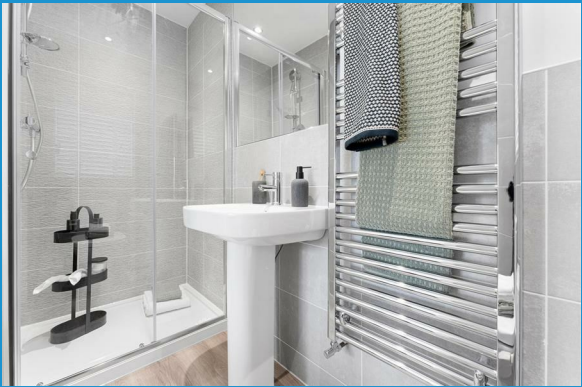
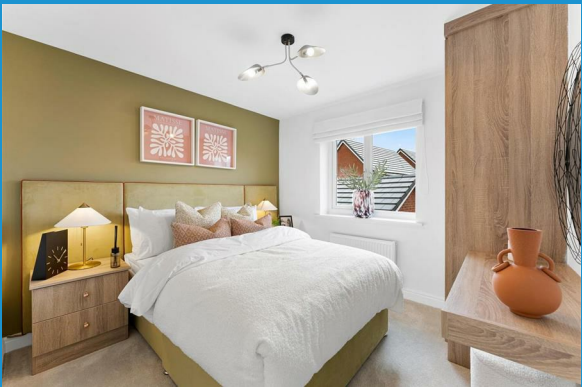
Bedroom 2
 11'1" x 11'1" (3.40m x 3.38m)

Bedroom 3
 14'7" x 8'2" (4.47m x 2.50m)

Bedroom 4
 9'10" x 8'1" (3.01m x 2.48m)

Bathroom

Services
 MAINS - TBC
 EPC - TBC
 CENTRAL HEATING TYPE - TBC
 COUNCIL TAX BAND - TBC



| 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 | | |
| England & Wales | | EU Directive 2002/91/EC |

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.

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