



Marystow, Fore Street
Lifton | Devon



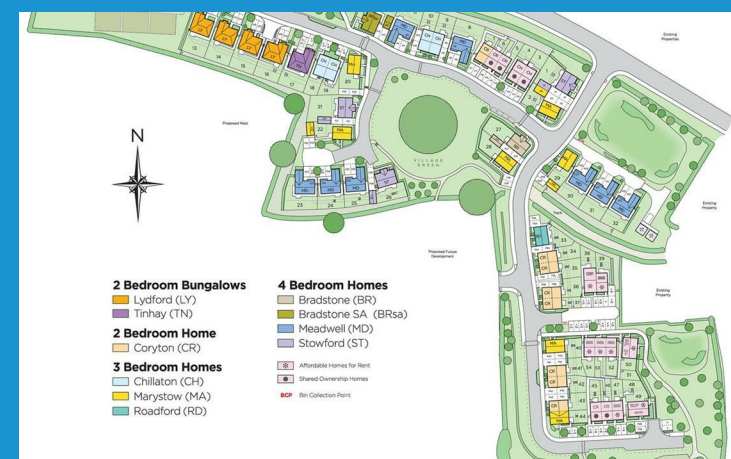
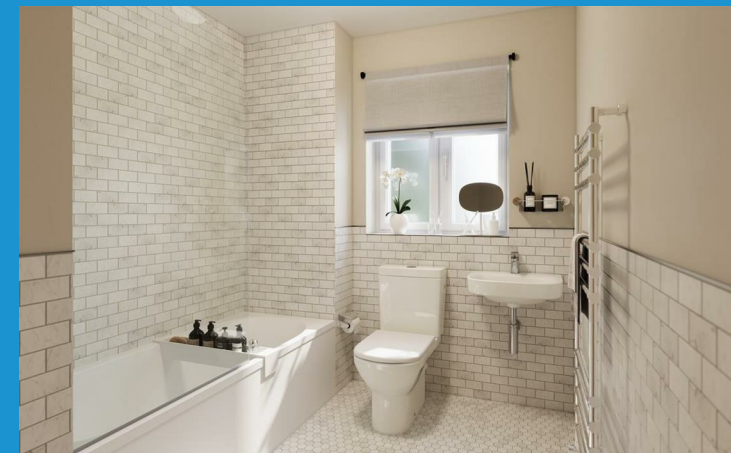
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The Marystow is a stunning three-bedroom stone-built home, designed for modern living with plenty of space for the whole family. With only four of these homes available on the development, it's a unique opportunity to own a beautifully crafted property.

As you enter, you'll find an impressive open-plan kitchen/dining area, perfect for family gatherings and entertaining. The bifold doors from the dining space open directly onto the garden, ideal for enjoying summer evenings with friends and family. A spacious lounge provides a cozy retreat, while additional storage and a downstairs WC offer extra convenience.

Upstairs, the first floor boasts three well-proportioned bedrooms. The principal bedroom comes with a private ensuite for that touch of luxury, and both bedrooms two and three feature built-in storage. A stylish family bathroom is easily accessed from the landing, making the layout practical and flexible for growing families or home office needs.



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 Hallway

Cloakroom

Kitchen/Dining Room
18'5" x 9'6" (5.63m x 2.90m)
Plus Cupboard

Living Room
18'5" x 11'0" (5.63m x 3.36m)

First Floor

Master Bedroom
11'5" x 9'1" (3.50m x 2.77m)

En-suite

Bedroom 2
11'11" x 9'8" (3.65m x 2.95m)

Bedroom 3
9'8" x 8'5" (2.95m x 2.59m)
Plus fitted wardrobes

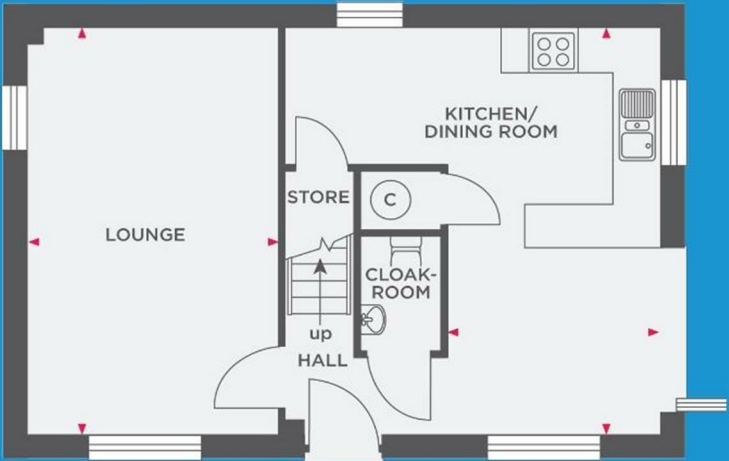
Bathroom

Services
Mains TBC
Council Tax Band TBC
EPC - TBC

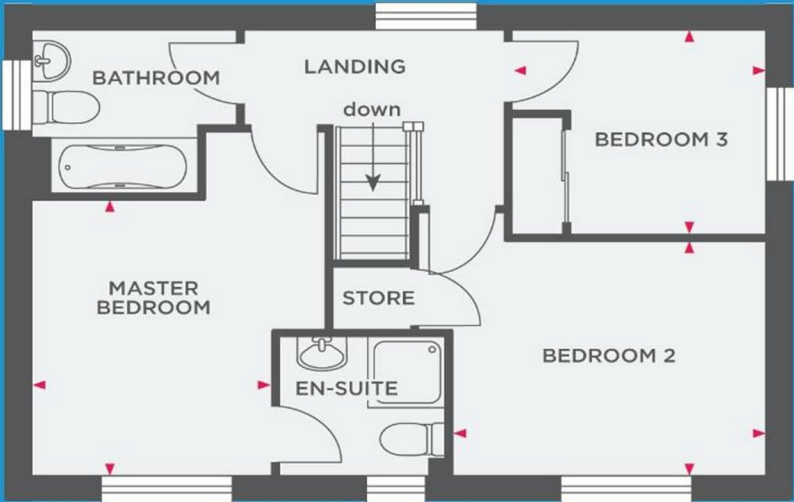
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Ground Floor



First Floor



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