

## West Park Cottage | Broadwoodwidge | Lifton





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Guide Price £479,950



Adjoining a fantastic view of open countryside spanning a number of miles is this detached cottage (not listed) which offers 4 bedrooms and 2 bathrooms. The cottage is well presented throughout with 2 reception rooms and a large kitchen/dining room.

You step into a welcoming hallway with space for shoes and coats and a velux window letting loads of light in plus a built in storage cupboard. The kitchen/dining room is side aspect with a fireplace to one side housing a multi fuel wood burner. The kitchen area has a range of modern eye and base level units with integrated appliances and a useful built in pantry. Beyond the kitchen is a dining area with plenty of space for a family size dining table. Off this room is the staircase to the first floor landing. There are 2 formal reception rooms. The snug is side aspect with sliding patio door out to the side garden. Glazed doors open into the dual aspect sitting room with French doors out to the garden. A door opens into a rear hallway with a cloakroom and doors out to the garden.

On the first floor are 4 bedrooms and 2 bathrooms. The master bedroom affords wonderful views of the surrounding open farmland enjoyed from the balcony area. Adjoining the bedroom is a useful en suite shower room. Bedrooms 2 and 3 are double bedrooms and finally bedroom 4 is a large single room. The family bathroom has a matching suite including a separate shower enclosure.

The property is set beside a quiet parish road with an enclosed front garden. The rear garden is fully enclosed to all sides and adjoins open countryside. The garden is predominately laid to lawn with a variety of specimen shrubs and plants along with ornamental fish pond. The garden extends around to the side where there is a door into the rear of the attached single garage. Beside the property is an un-adopted parking area for 2/3 vehicles which our vendor and previous vendor's have used without interruption.





- Detached cottage (not listed)
- 4 Bedroom (1 ensuite)
- 2 formal receptions overlooking the garden

- Large kitchen & dining room with a pantry
- Enclosed rear garden adjoining open countryside

- Master bedroom with ensuite and balcony
- Fantastic rural views spanning a number of miles
- Close to Roadford Lake and A30

## 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 Lifford 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 Lifford is the popular "Strawberry Fields" which is an award winning farm shop and restaurant. Nearby Launceston offer a further range of local and national amenities various supermarkets, banking plus primary and secondary schooling.

## Directions

The postcode to the property is PL16 0ER. From Launceston proceed out of town via the A30 towards Lifford. Take the left hand junction signposted to Broadwoodwidge and Roadford Lake. Follow this road until taking the left hand turning to Broadwoodwidge and follow the road as it leads into the village passing the Green on your right. Follow this road for a quarter of a mile and the property will be seen on your left hand side.







**Entrance Porch**  
9'6" x 6'7" (2.92m x 2.03m)

**Entrance Hallway**  
Two Store Cupboard

**Kitchen / Dining Room**  
22'0" x 17'5" (6.71m x 5.31m )  
With Pantry

**Snug**  
14'4" x 12'4" (4.39m x 3.78m )

**Sitting Room**  
15'3" x 12'4" (4.65m x 3.76m )

**WC**

**First Floor**

**Bedroom 1**  
13'5" max x 12'4" max (4.09m max  
x 3.78m max)

**En-Suite**  
7'8" x 4'1" (2.36m x 1.26m)

**Balcony**  
9'3" x 5'8" (2.82m x 1.73m)

**Bedroom 2**  
13'8" max x 11'6" max (4.17m max  
x 3.53m max)

**Bedroom 3**  
14'2" max x 10'2" max (4.34m max  
x 3.12m max)

**Bedroom 4**  
11'1" x 7'8" (3.40m x 2.36m )

**Bathroom**  
8'7" x 6'4" (2.64m x 1.95m)

**Garage**  
15'10" x 6'3" (4.83m x 1.93m )

**Services**

Mains Electricity and Water.

Private Drainage - Septic Tank

Central Heating Type - Storage

Heaters

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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	17	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



First Floor









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