



Liftdown | Lifton | Devon



Town • Country • Coast



Built only 20 years ago but offering generously sized rooms, this home offers 3 double bedrooms and 2 shower rooms, one en suite. The garden is a modest size and the driveway has plenty of off road parking.

From a covered storm porch you enter into a large hallway with a turn staircase to the first floor and a ground floor cloak room. The generous dual aspect kitchen/dining room has been refitted with a range of modern eye level and easy accessible base level units together with various integrated appliances. There is plenty of space for a dining table for family occasions. Adjoining the kitchen is a separate utility room, pantry and a useful garage store room. The reception room is a very spacious space and is divided into 2 distinct areas. The sitting area is front aspect and is centered around a chimney breast housing a multi fuel wood burner. Beyond here is the dining area which is a great size with an attractive wooden floor. The dining area has French doors out to a separate double glazed conservatory with a view over the garden.

On the first floor is a lovely landing area with access to 3 double bedrooms and a shower room. The master bedroom is dual aspect with a built in double wardrobe and offers ample space for bedroom furniture. An attractive view is enjoyed towards open countryside.

A door opens into an en suite shower room with a modern matching suite. Bedroom 2 is front aspect and a perfect guest room with a built in double wardrobe. Finally bedroom 3 is side aspect with a view over the garden and is a small double. The shower room has been refitted to include a double shower enclosure with a matching suite and access to eaves storage.

Situated off the parish road are double gates on to a sensor lit tarmac driveway with parking for several vehicles. Paths leads down both sides of the property into the side garden which is mainly laid to lawn and has a garden shed.



Situation

On the edge of Lifton close to an award winning farm shop, village store/post office, etc. The nearby market towns of Tavistock, Okehampton and historic town of Launceston offer a further range of retail outlets, entertainment and community hospitals as well as secondary education. Access to the A30 provides swift access to Exeter and the M5 motorway network beyond as well as further into Cornwall. Within a comfortable drive is Plymouth where you will find shopping facilities, popular restaurants, The Theatre Royal, wonderful walks on the Hoe, superb views over the Sound and regular ferry services to France and Spain. It also has Derriford, the region's main hospital.

Directions

The postcode is PL16 0DB. From Launceston follow the signposts to Lifton and leave the town via Kensey Hill and through Polson and past The Rugby Ground. Follow this road and as you enter Liftondown, turn left signposted Holsworthy. At the cross road turn right where the driveway will be seen immediately on your right hand side. (What3words reference is slid.swatting.commands.)

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Entrance Hallway
12'1" x 8'7" (3.70m x 2.62m)

Kitchen / Breakfast Room
16'9" x 10'7" (5.12m x 3.24m)

Living Room / Dining Room
30'2" x 12'7" (9.21m x 3.84m)

Utility Room
11'1" max x 9'6" max (3.40m max x 2.92m max)

Store Room
9'6" x 8'4" (2.92m x 2.56m)

WC
8'7" x 3'10" (2.64m x 1.19m)

Conservatory
15'10" x 7'10" (4.85m x 2.39m)

First Floor

Bedroom 1
13'5" x 10'7" (4.10m x 3.25m)

En-suite
10'7" x 6'7" (3.23m x 2.02m)

Bedroom 2
12'7" max x 11'4" (3.84m max x 3.47m)

Bedroom 3
12'7" x 7'11" (3.84m x 2.42m)

Bathroom
8'2" x 7'7" (2.51m x 2.32m)

Services

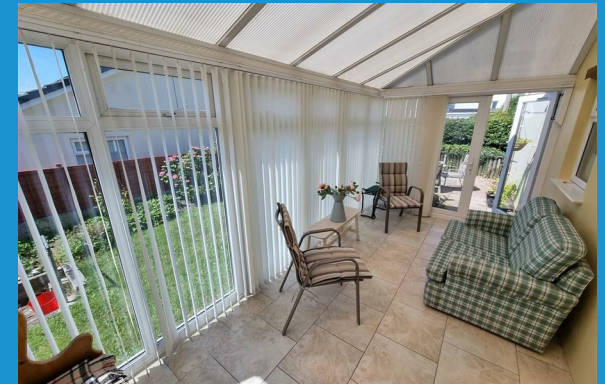
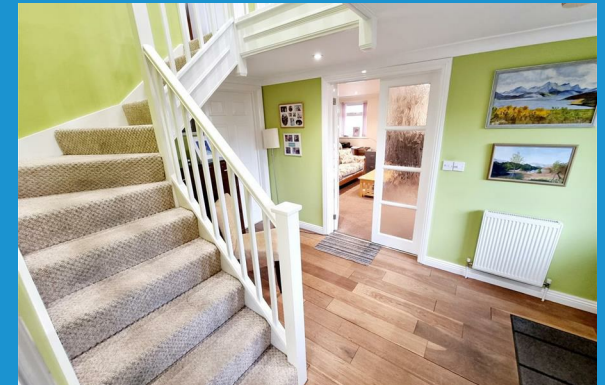
Mains Electricity, Water and Drainage.
Council Tax Band D - Council Tax payable for 2025/26 is £2503.00.
Central Heating Type - Oil
Internet Provider - Airband.

Energy Efficiency Rating		
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		
Current	Potential	
74	83	

Ground Floor



First Floor



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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