



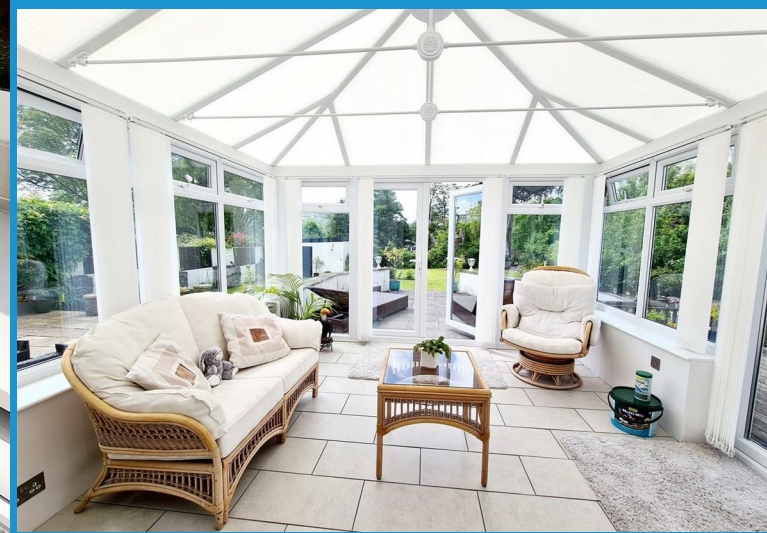


A substantial 9 bedroom detached property situated in a popular village location offering great flexibility for potential buyers with accommodation arranged over 3 floors including a self contained annex. This spacious property could appeal to a wide range of buyers, including multiple generation families looking to live together whilst having their own independent space or income potential subject to the necessary planning consents. There is off-road parking at the front alongside a garage and a workshop which can be found in the generous garden at the rear.

This substantial period property has been lovingly updated and restored by the current owner and blends modern decor with character features. The main house includes 4 reception rooms with a spacious living room, dining room, study/home office and another flexible room which could be an additional sitting room or home gym for example. There is a stylish modern fitted kitchen and boiler/plant room. The annex is on the ground floor and comprises 2 bedrooms with a sitting room with a feature fireplace alongside a shower room and a spacious open-plan kitchen and dining room overlooking the rear garden.

On the first floor there are 8 bedrooms with 2 stylish bathrooms and a Jack and Jack en-suite which services 2 of the bedrooms. Many of the bedrooms overlook the rear where there is a pleasant view across the garden. On the first floor there is the master bedroom which is a generous size and features 2 dressing rooms alongside an en-suite.

There is a gravelled area for parking at the front with provision for numerous vehicles alongside the garage and gated access to the side of the property. At the rear there are patio areas to both sides of the property with a generous lawned garden and a range of plants, shrubbery and trees. The house is open so could naturally be used as a substantial family home or utilised as a property with an annex with a connecting door which could be closed if required.



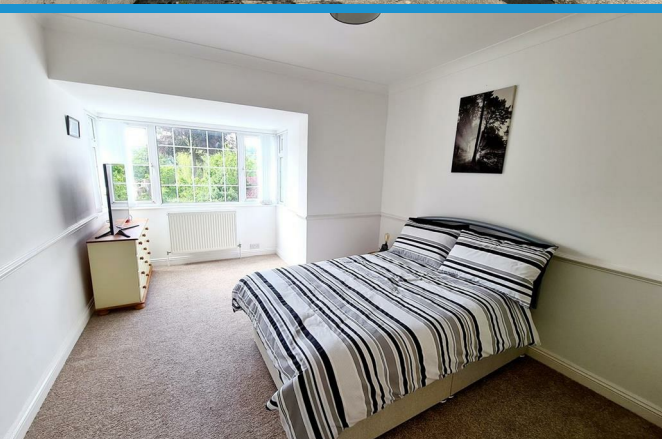
- 11 bedrooms in total
- 5 reception rooms
- 5 bathrooms and en-suites

- Generous rear garden
- Garage and workshop
- Well appointed

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.





Hallway
8'2" x 6'9" (2.49m x 2.06m)

Inner Hallway
15'5" x 12'11" (4.72m x 3.96m)

Hall to WC
4'5" x 3'8" (1.37m x 1.14m)

Lounge
20'7" x 9'3" (6.29m x 2.84m)

Dining Room
14'7" x 12'2" (4.47m x 3.71m)

Kitchen
20'1" x 8'5" (6.14m x 2.58m)

Boiler Room
8'5" x 4'2" (2.58m x 1.28m)

Family Room
12'5" x 12'4" (3.81m x 3.76m)

Study
11'3" x 9'1" (3.43m x 2.77m)

Conservatory
12'8" x 12'6" (3.88m x 3.83m)

First Floor

Bedroom
17'8" x 12'2" (5.41m x 3.73m)

Bathroom
9'7" x 8'2" (2.94m x 2.49m)
With Airing Cupboard

Bedroom
11'3" x 10'0" (3.45m x 3.07m)

Bedroom
12'4" x 8'5" (3.76m x 2.59m)

Bedroom
12'6" x 12'5" (3.83m x 3.81m)

Bedroom
10'2" x 8'5" (3.12m x 2.59m)

Bedroom
11'10" narrowing to 11'2" x 9'2"
(3.62m narrowing to 3.41m x 2.81m)

Jack and Jill Shower Room
7'10" narrowing to 6'6" x 6'10"
(2.39m narrowing to 2.00m x 2.10m)

Bedroom
13'7" x 11'3" (4.16m x 3.45m)

Inner Hallway

Bedroom
11'5" x 10'6" (3.48m x 3.22m)

Bathroom
13'9" x 4'11" (4.21m x 1.52m)
Plus Cupboard

Second Floor
With Store Cupboards

Master Bedroom
27'7" x 6'9" (8.43m x 2.08m)

Dressing Room
11'1" x 11'1" (3.40m x 3.38m)

Storage Dressing Room
11'2" x 5'8" (3.42m x 1.74m)

En-Suite
11'2" x 4'11" (3.42m x 1.51m)

Annex

Kitchen / Dining Room
8'11" x 28'5" (2.74m x 8.68m)

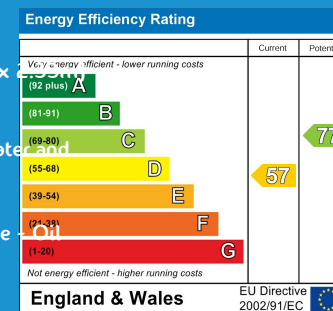
Living Room
11'9" x 12'11" max (3.59m x 3.95m max)

Bedroom
12'10" x 12'3" (3.93m x 3.74m)

Bedroom
10'9" x 10'0" (3.29m x 3.05m)

Bathroom
8'3" x 7'7" (2.54m x 2.31m)

Services
Mains Electricity, Water and
Drainage
Council Tax Band F
Central Heating Type Oil



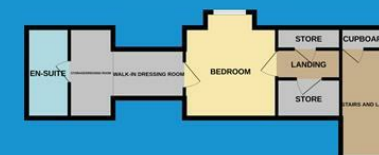
Ground Floor



First Floor

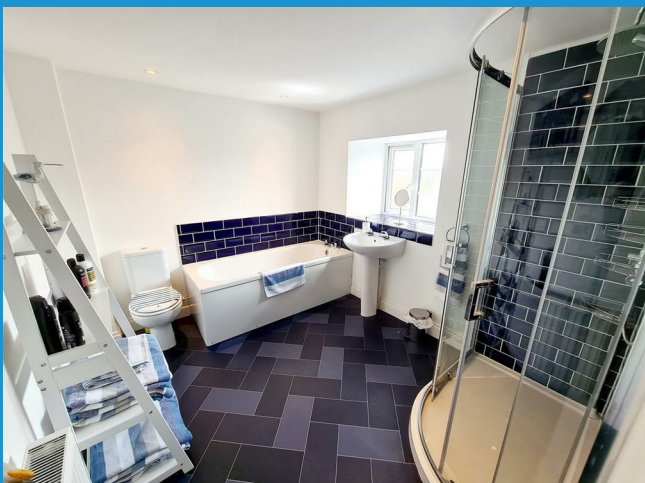


Second Floor





Little Bere | North Road | Lifton



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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.