







A beautifully presented and huge property! This 4 bedroom detached property is far larger than you first realise, with epic proportions and set in a popular village location and enjoying views over the fields at the rear. Certainly worth a viewing for you to appreciate the sheer size and quality of the accommodation on offer.

The property features an impressive open-plan kitchen and dining room which is 10m in length which is in turn open to a spacious living room with patio doors that lead into the garden. There is a further ground floor reception room which is also an impressive size. There are 2 of the bedrooms on the ground floor, 1 of which is en-suite along a family bathroom and all the bathrooms have been recently fitted to a high standard.

There is a generous open hallway in the heart of the property with stairs to the first floor and storage cupboards. At the side of the property there is a utility room and a side door alongside a cloakroom with a WC and a door into the integral garage. On the first floor, there are 2 further double bedrooms with the main bedroom being an impressive size and offering 2 dressing room areas alongside a stylish en-suite. The other bedroom on the first floor is also a good size room and again is en-suite.

There is a gravelled driveway at the front with access to the garage and providing ample off-road parking and side access around to the rear. The rear garden is mainly laid to lawn with a patio area and views over open countryside at the rear. Due to the generously proportioned living accommodation and layout, the property may appeal to a variety of buyers including families or multiple generation buyers looking to buy a property together.





- 4 Generous Bedrooms
- Single Garage and Ample Parking
- Great Village Location

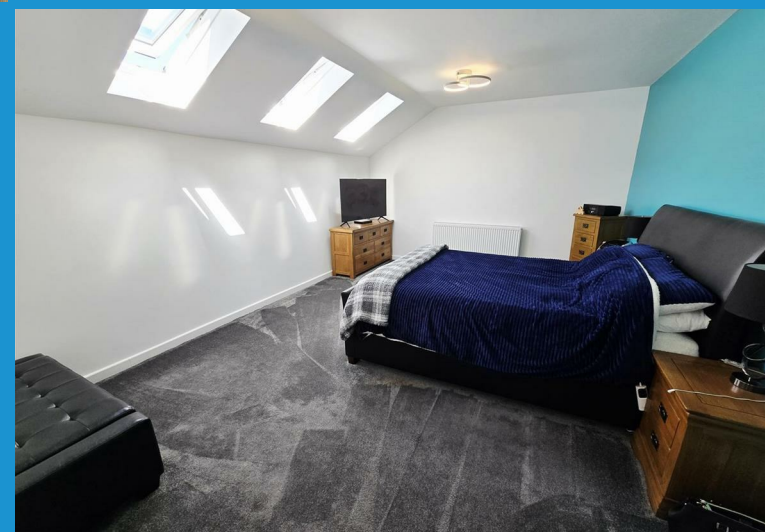
- Generous Garden
- Family Room/Games Room
- Well Appointed

### Situation

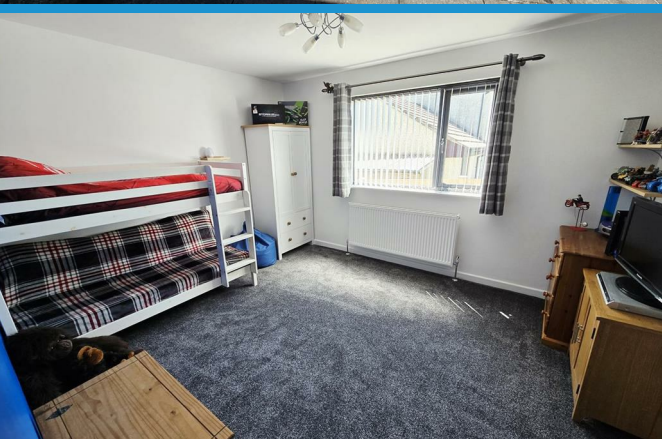
The property is situated a short distance from the heart of the village of Lifton, which boasts a range of amenities including a Village Store/Post Office, Parish Church, Public Houses, County Primary School, Doctors Surgery to name but a few. The ancient former market town of Launceston lies 5 miles 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.

### Directions

The postal code for the property is PL16 OEH. From Launceston proceed out of town via Kensey Hill following the signposts to Lifton and driving through Polson and Liftondown. Driving through Lifton village, take a left hand turn into North Road just before the Lifton Hall Hotel and follow the road down, pass the school and the property can be found up on the left hand side.







### Porch

6'5" x 4'11" (1.97m x 1.52m)

### Entrance Hallway

15'6" x 6'5" (4.74m x 1.96m)

### Family Room / Games Room

22'10" max x 22'10" (6.98m max x 6.96m)

### Main Hallway

18'6" x 12'11" (5.66m x 3.96m)

### Kitchen / Dining Room

33'5" x 12'11" (10.21m x 3.95m)

### Living Room

26'7" x 16'6" (8.11m x 5.03m)

### Utility Room

13'1" x 9'2" (4.01m x 2.81m)  
2.81m narrows to 1.71m

### Cloakroom

5'8" x 3'2" (1.73m x 0.99m)

### Bedroom 2

14'6" x 13'0" (4.42m x 3.97m)

### En-Suite

10'0" x 4'9" (3.06m x 1.46m)

### Bedroom 3

13'1" x 10'9" (3.99m x 3.28m)

### Bathroom

13'0" x 9'8" (3.97m x 2.97m)

### First Floor

### Bedroom 1

16'11" x 12'10" (5.16m x 3.93m)

### Dressing Room

8'11" x 6'6" (2.72m x 2.00m)

### Second Dressing Room

7'6" x 5'11" (2.30m x 1.81m)

### En-Suite

11'4" x 5'10" (3.46m x 1.80m)

### Bedroom 4

12'11" x 10'4" (3.94m x 3.15m)

### En-Suite

8'3" x 5'10" (2.54m x 1.78m)

### Integral Garage

23'2" x 13'1" (7.08m x 4.01m)

### Services

Mains Electricity, Water and Drainage.

Oil Fired Central Heating.

Council Tax Band F

### Energy Efficiency Rating

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

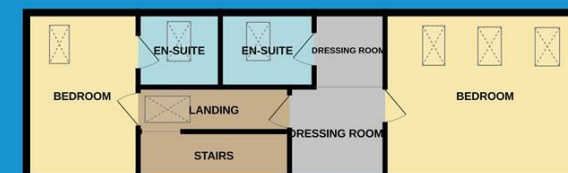
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### Ground Floor



### First Floor



Town • Country • Coast







# 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.