

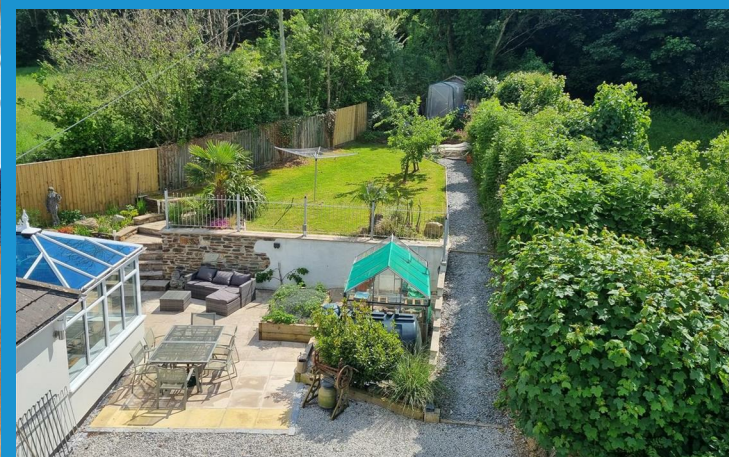
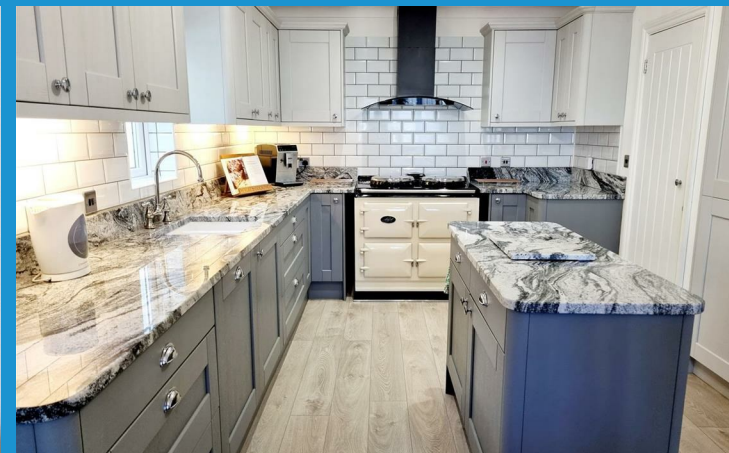


Park Wood Rise  
Lifton | Devon



Town • Country • Coast





A beautifully presented 4 bedroom detached property situated in a tucked away corner plot location with an array of off-road parking and an enclosed garden offering privacy and seclusion. The property offers well appointed living accommodation which includes an en-suite master bedroom, open-plan kitchen and dining room alongside a spacious living room which leads into the conservatory overlooking the garden.

The property is approached via a spacious driveway with parking for numerous vehicles and good turning space. At the front of the property there is a porch, ideal for taking off your shoes before entering the property and the entrance hallway. To your left is an impressive open-plan kitchen and dining room, the kitchen is a stylish feature with a wide range of wall and base units, central island and integrated appliances plus a central island. There are granite work surfaces and a storage cupboard. To the other side of the hallway is the 4th bedroom which could also be a home office, gym or play room.

The ground floor also includes a shower room, utility room, store room and hobbies room alongside an additional covered store area at the side. On the first floor there is an open landing and 3 further bedrooms with the front bedroom enjoying a lovely rooftop view and the master bedroom being an impressive size with the en-suite shower. There is also a family bathroom, living room and conservatory which in turn has doors.

At the rear there is a substantial patio, perfect for entertaining. There is gated access around the side to the front. Steps lead up to the garden which is mainly laid to lawn with a range of plants and shrubbery. At the top of the garden is a shed and further patio area with great rooftop views over the surrounding countryside.

The property did have planning permission which has now lapsed, to extend the property at the side, creating an additional bedroom and further living accommodation.





### 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, popular Farmshop and Restaurant, 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 postcode is PL16 0LA. From Launceston, leave the town via Kensey Hill and through Polson passing the Rugby Club. Follow the road through Liftondown and in turn Lifton, Take the right hand turn into Parkwood Rise, continue up the hill to the very top and the property drive way will be seen on the left hand side.

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**Porch**  
6'6" x 4'1" (1.99m x 1.27m )

**Kitchen / Breakfast Room**  
23'1" x 11'8" (7.05m x 3.57m )  
3.57m narrows to 2.87m

**Inner Hall**

**Shower Room**  
6'2" x 5'4" (1.89m x 1.63m )

**Store Room**  
8'0" x 3'10" (2.45m x 1.19m )

**Utility Room**  
9'0" x 8'2" (2.75m x 2.51m )

**Workshop**  
8'1" x 6'10" (2.47m x 2.09m )

**Garden Store**  
17'2" x 6'0" (5.24m x 1.85m )

**Bedroom 4 / Home Office**  
11'6" x 10'4" (3.53m x 3.17m )

**First Floor**  
Airing Cupboard

**Living Room**  
14'6" x 10'5" (4.42m x 3.19m )

**Conservatory**  
12'5" x 9'6" (3.80m x 2.91m )

**Bedroom 1**  
17'0" x 9'5" (5.19m x 2.88m )  
Plus Wardrobes

**En-suite**  
6'3" max x 5'10" (1.93m max x 1.78m )

**Bedroom 2**  
10'4" x 10'3" (3.16m x 3.14m )  
Plus Door Recess

**Bathroom**  
6'6" max x 6'11" (2.00m max x 2.11m )

**Bedroom 3**  
12'9" x 8'4" (3.91m x 2.56m )

**Services**  
Mains Electricity, Water and Drainage  
Oil Fired Central Heating Type.  
Council Tax Band D

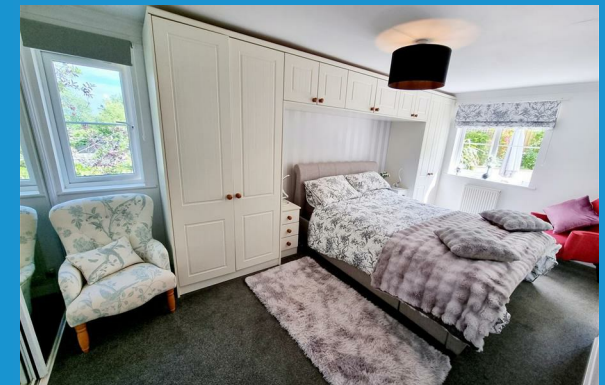
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

63 76

## 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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