

## The Old Farmhouse, Carley Barns | Lifton





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Guide Price £450,000



## \*AVAILABLE WITH NO ONWARD CHAIN\*

This beautifully situated 3 bedroom detached character property is set within a rural area with pleasant generous gardens, parking and additional storage barns, which all form a unique and attractive farm setting. The Old Farmhouse offers an idyllic rural lifestyle surrounded by a well stocked, sunny garden with small orchard on one side and half of the historic courtyard on the other - all amounting to approximately an acre in total.

Located off a no through road at the bottom of a tree lined driveway the area has plenty of space for children, animals and grown ups to relax and enjoy. In addition, there is a paddock with young and mature apple trees, a vegetable garden with polytunnel and the cob and stone barns with three timber stables with electric supply. This provides ample space for equine/livestock use as well as a workshop on the ground floor and office space/play room on the upper.

The property offers accommodation including an entrance porch, kitchen, spacious living room with wood burner, conservatory with downstairs toilet on the ground floor. On the first floor there are three bedrooms and bathroom, with storage cupboards. Externally, the property has ample parking for cars, horsebox, trailers and garden / farm machinery. There are also pleasant lawned gardens which are established with a wide range of plants and shrubbery which wrap all around the property and overlook the pretty courtyard at the rear.





- CHARACTER PROPERTY
- RURAL LOCATION
- PLEASANT GARDENS

- ORCHARD
- OFF ROAD PARKING
- STABLES

### Situation

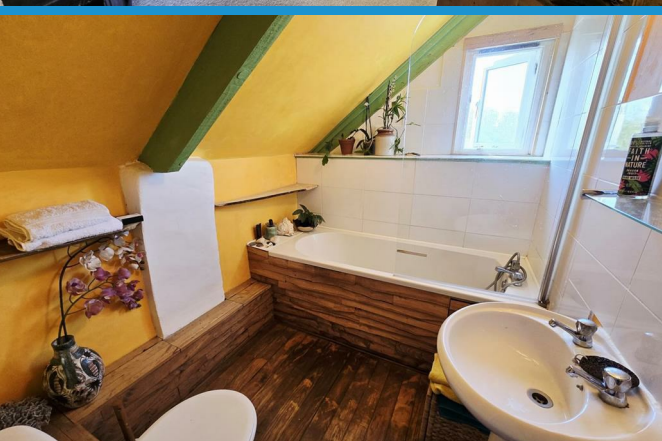
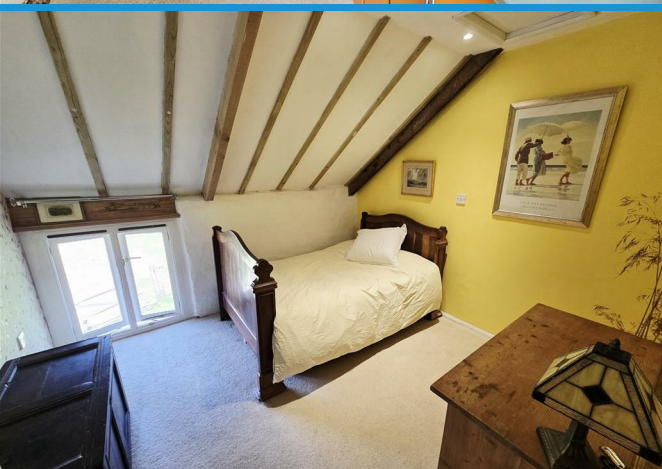
The property is situated on the rural outskirts of Liftondown which is a small hamlet and the nearest village is Lifton, which boasts a range of amenities including a Village Store/Post Office, Parish Church, Public Houses, County Primary School, Doctors Surgery and the popular Strawberry Fields farm shop and restaurant. 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

From Launceston head towards Lifton and through Polson and past The Rugby Club and follow the road which naturally leads into Liftondown. Take the left hand turn to Holsworthy and follow the road to the cross roads and drive straight over. Follow the country road along, the road arcs to the left and carry straight on and as the road turns to the right, take the road straight on signposted Carley for approximately half a kilometre and then take the first left where there is an open driveway and sign in the hedge Carley Barns. Proceed down to the bottom of the driveway and The Old Farmhouse is on your right.







## Entrance porch

## Kitchen

16'0" x 6'5" (4.90m x 1.98m)

## Living room

20'6" x 14'11" (6.25m x 4.55m)

## Sun Room

11'8" x 8'5" (3.56m x 2.57m)

## First floor landing

## Bedroom 1

12'7" x 9'4" plus recess (3.84m x 2.87m plus recess)

## Bedroom 2

10'7" x 9'10" (3.23m x 3.00m)

## Bedroom 3

10'5" x 9'8" (3.20m x 2.97m)

## Bathroom

7'1" x 6'2" (2.18m x 1.88m)

## Services

Mains Electricity.

Shared Private Water and Drainage.

Council Tax Band A.

## Agents Note

The property is accessed via a shared lane that leads down to the property. This lane does continue past the property for access for other properties.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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>	46	
(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	

## Ground Floor



## First Floor

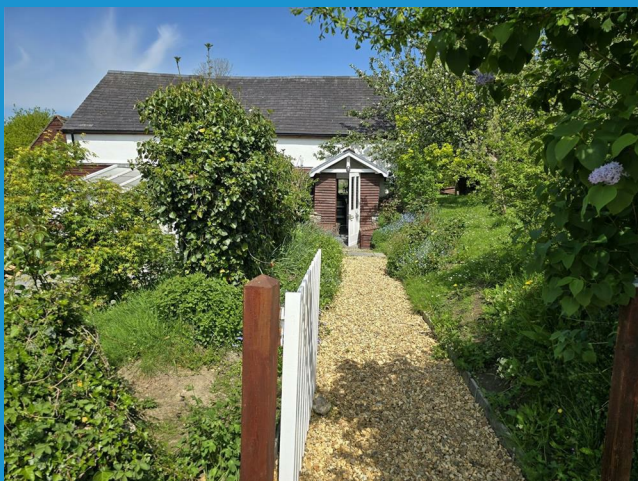








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01566 706706 • [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)  
[www.viewproperty.org.uk](http://www.viewproperty.org.uk)

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.