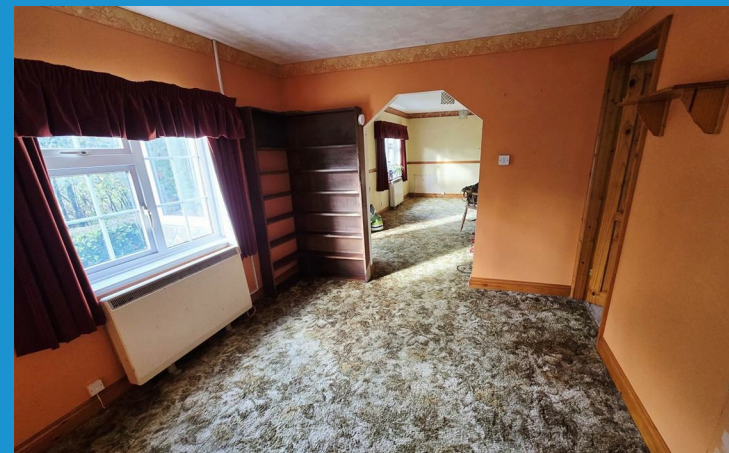




Spry Lane  
Lifton | Cornwall



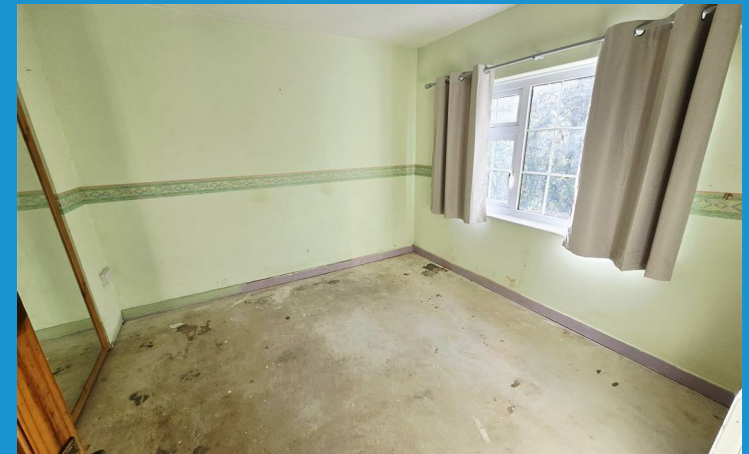
Town • Country • Coast



A great opportunity to purchase a 2 bedroom detached non-standard bungalow situated in a peaceful country lane position on the outskirts of a popular village. The property is set in a generous plot with driveway parking, a garage and gardens at the side and rear.

The property itself is approached via a pathway to the entrance porch, ideal for taking off shoes and hanging up coats. A door leads into a spacious living room with a front facing window and a doorway into the separate dining room. The kitchen and utility room are at the rear alongside the bathroom. There are 2 good size bedrooms with the main bedroom having fitted wardrobes and an en-suite.

The driveway is at the side of the property leading to the garage. There are lawned gardens at the rear, stretching out to the side and wrapping around the front. The gardens at the side have an established array of plants, shrubbery and trees. The property we believe is of non-standard Cornish Unit construction and as such would be hard to mortgage and likely to be suitable for cash buyers.



### 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. Within a short drive of Lifton is the popular farm shop and restaurant "Strawberry Fields". 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 PL16 0AZ. As you drive through Lifton, passing the turning to Chillaton and then looking out for a right hand turning, just past the speed limit sign along Spry Lane and the bungalow can be seen on your left hand side.

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**Porch**  
 7'8" x 5'8" (2.36m x 1.75m )

**Living Room**  
 18'2" x 10'0" (5.55m x 3.06m)

**Dining Room**  
 10'1" x 10'0" (3.08m x 3.07m )

**Kitchen**  
 11'10" x 8'2" (3.61m x 2.49m )

**Bathroom**  
 5'11" x 5'5" (1.81m x 1.66m )

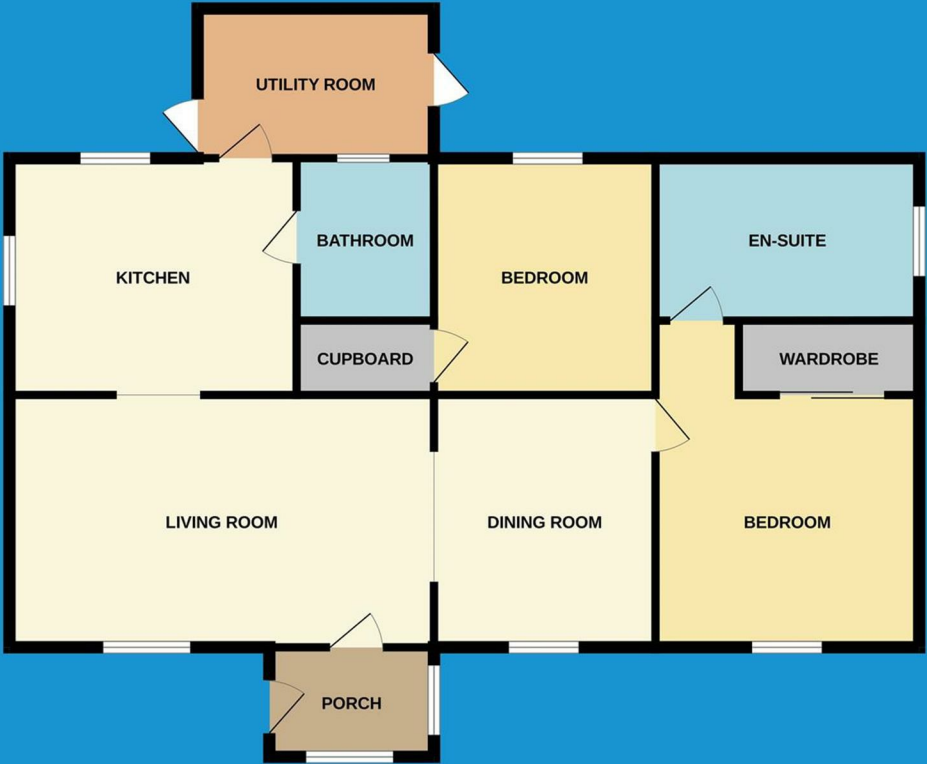
**Bedroom 1**  
 10'2" x 10'1" (3.10m x 3.08m )

**En-Suite**  
 9'2" x 5'4" (2.81m x 1.63m )

**Bedroom 2**  
 10'2" x 8'4" (3.10m x 2.55m )

**Rear Porch**  
 10'6" x 6'0" (3.21m x 1.83m )

**Services**  
 Mains Electricity and Water.  
 Private Drainage - Septic Tank  
 Central Heating Type - Storage Heaters  
 Council Tax Band B



| 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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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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