



**West Park Cottage, Broadwoodwiger,  
Lifton, Devon, PL16 0ER**

Guide Price £484,950 Freehold





## A beautifully presented detached cottage with stunning views over surrounding farmland in a peaceful yet accessible location

- No Onward Chain
- Spacious Kitchen/Breakfast Room
  - Lounge
  - Dining Room
  - 4 Bedrooms
- Private Lawned Gardens
- Attached Garage/Workshop
  - EPC G & Council Tax D

**SITUATION** Located less than half a mile from Roadford Lake, on the outer fringes of the small village of Broadwoodwiger. The villages of Lifton, Ashwater and Lewdown are equidistant each with shops/Post Offices catering for day to day needs. The A30 is less than 3 miles from the property giving easy access to the towns of Okehampton or Launceston. At Launceston there are more comprehensive facilities including supermarkets, doctors, dentists and veterinary surgeries.

The A30 provides access to the Cathedral City of Exeter with its mainline railway station serving London Paddington, access to the M5 and an international airport. The South West Water showpiece reservoir Roadford Lake has excellent facilities for outdoor pursuits, such as walking fishing and sailing.



**DESCRIPTION** A charming, remarkably spacious, detached cottage built of stone and cob beneath a tiled roof enjoying stunning views over surrounding farmland. The comfortable accommodation will be found in excellent decorative order throughout and briefly comprises: a storm porch into the entrance hall with a useful deep cupboard and an opening into the inner hallway.

The impressive kitchen/breakfast room is double aspect with a range of base and wall units, inset 4-ring ceramic hob with electric oven under, understairs utility cupboard with space and plumbing for washing machine, fireplace with multi-fuel burner and attractive tiled floors.

From the entrance hall a door opens into the dining room with glazed sliding doors to the garden and glazed doors into the lounge. A most



attractive, double aspect room with patio doors onto the rear terrace and a contemporary wood burner set on slate hearth. Rear porch hall with glazed door to the garden and door to cloakroom.

Stairs rise from the kitchen to the first floor landing with a roof window, a charming display alcove and doors to all rooms. The master bedroom has an en suite shower room and a sliding door opening onto a decked balcony enjoying stunning, peaceful, rural views. 3 further bedrooms and a family bathroom with panel enclosed bath, low flush WC, pedestal wash hand basin and a walk-in shower cubicle.

**OUTSIDE** Approached from the lane via pedestrian gate to the enclosed lawned garden at

the front with a path and gate to the rear. The rear gardens are mainly laid to lawn with hedge and fence boundaries, in-ground pond and patio area to enjoy the peaceful setting and lovely rural views.

To the side of the property is an attached garage/workshop which, although not designed for modern cars, provides excellent storage for bikes or garden equipment.

**SERVICES** Mains water, mains electricity, private drainage. Double glazing and electric heating throughout. Council tax band D. Full EPC document available on request. Broadband available: FTTP. Mobile phone coverage: Visit Ofcom website. Please note the agents have not

inspected or tested these services.

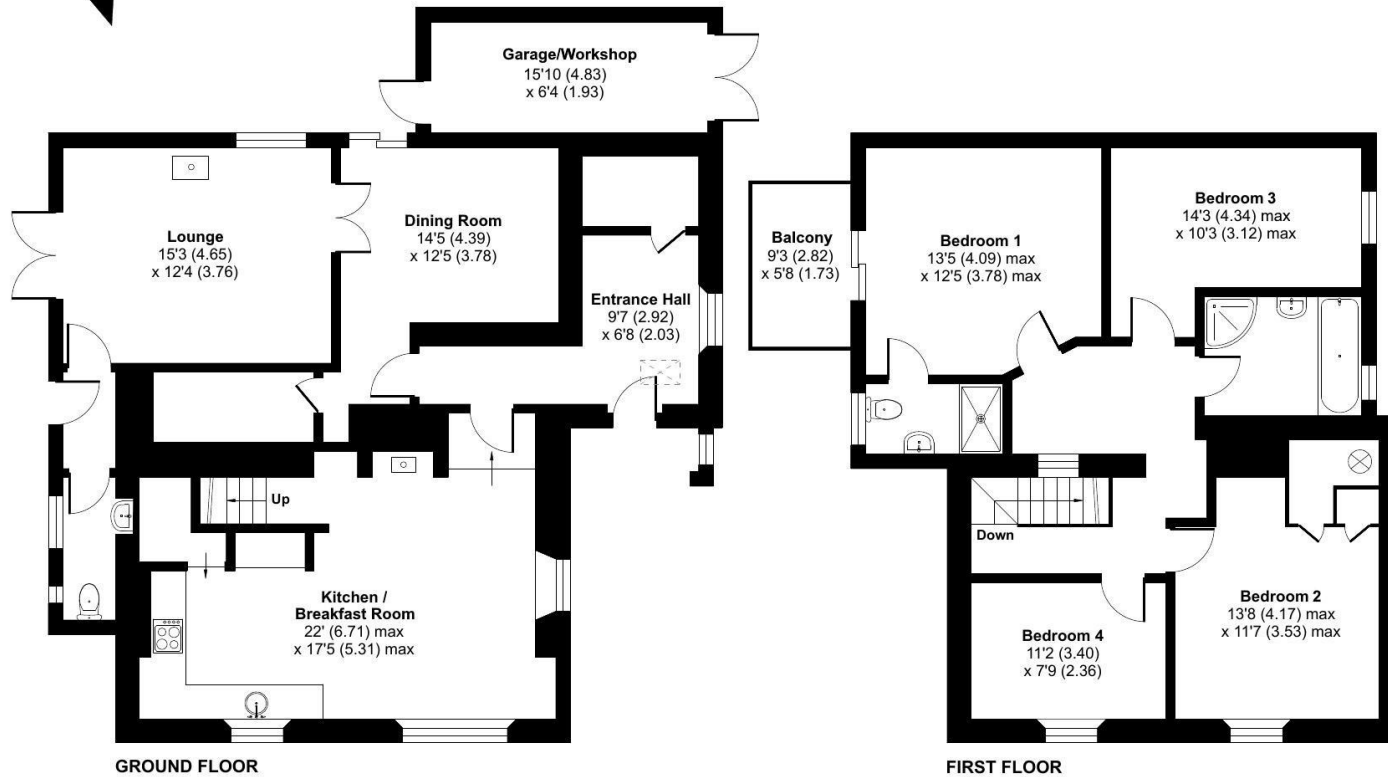
**VIEWINGS** Strictly by prior appointment through the vendor's appointed agents, David J Robinson Estate Agents and Auctioneers.

**DIRECTIONS** From the A30 exit at Broadwoodwidge, follow signs to Roadford Lake. Pass the Visitor Centre on the right hand side and go over the dam, continuing for approximately 0.3 miles. Take the first left hand turn signposted Broadwoodwidge and the property will be found as the last property on the right hand side.

What3Words: ///imagined.play.shrugging



Approximate Area = 1866 sq ft / 173.3 sq m  
Outbuilding = 100 sq ft / 9.3 sq m  
Total = 1966 sq ft / 182.6 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1105948

For more information or to arrange a viewing, please contact us:

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