



**The Pillars, Station Road,
Tinhay, Lifton, Devon, PL16 0AN**

Guide Price £249,950 Freehold





A charming, semi-detached period cottage on the fringe of a popular village location

- 3 Bedrooms (1 En Suite)
 - Bathroom
- Kitchen & Utility Room
 - Dining Room
 - Lounge
- Private Garden
 - Garage
- EPC F & Council Tax B

SITUATION The property lies on the edge of the self-contained village of Lifton which has a variety of amenities such as post office/general store, church, doctors' surgery, active community centre and well-respected hotel and pubs within walking distance. The popular Lifton Strawberry Fields and Farm Shop is 1 mile away.

There is access to the A30 at Liftondown which leads to Exeter with its links to the M5 motorway network, mainline railway station (London Paddington) and an international airport. Launceston is 4 miles distant with a more comprehensive range of facilities including supermarkets, a leisure centre and 2 testing 18-hole golf courses.

The ancient town of Tavistock and beautiful Dartmoor National Park are 10 miles away and

offer a range of outdoor pursuits, shopping facilities and gastro-pubs.

DESCRIPTION A character period cottage with well laid out accommodation which is illustrated on the floorplan and briefly comprises: door into the dining room with feature fireplace housing a woodburner, stairs to first floor and door into the lounge with fireplace housing a woodburner.

From the dining room, opening to the galley-style kitchen comprising a range of base units with wooden worktops over, inset Belfast sink with mixer taps, space for range-style cooker, space and plumbing for dishwasher, space for under-counter fridge, door to rear garden and opening into the utility room with sink and space and plumbing for washing machine.



The first floor has 3 bedrooms, 1 with en suite shower, and a family bathroom.

OUTSIDE To the front and side of the property is an attractive lawn and gravelled garden with a high fence for privacy. A range of useful outbuildings including a single garage with power and light connected and a metal up and over door, attached timber boiler/storage shed, open-fronted wood store and a pair of coach-door style gates opening to roadside pavement.

To the rear is a concrete pathway over which the neighbour of the adjoining property has a pedestrian right of way to the single gate at the rear.

SERVICES Mains water, drainage and electricity. Oil fired central heating. Part-double glazed. Council tax band B. Full EPC document available on request. Broadband: FTTP. For mobile phone coverage, please visit Ofcom website. Please note the agents have not inspected or tested these services.

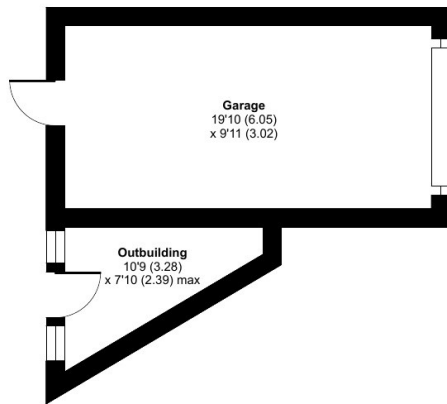
VIEWINGS Strictly by prior appointment with the vendor's appointed agents, DJR Estate Agents & Auctioneers.

DIRECTIONS From the A30, exit at Liftondown onto the West Devon Way and proceed through the village of Lifton heading towards Okehampton. Pass the Fox & Grapes pub on the right-hand side and the property will be found

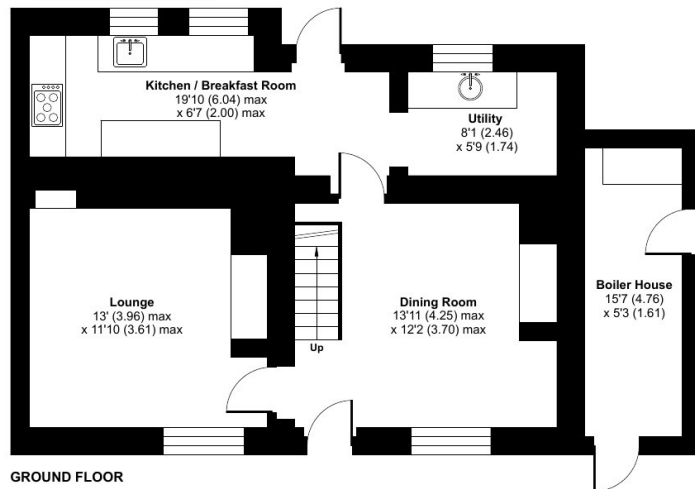
some 500 yards on the left-hand side, easily identified by the For Sale board.

Sat Nav: PL16 0AN

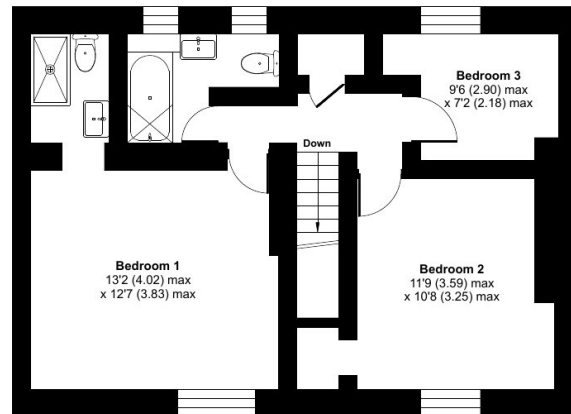
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GARAGE / OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1112 sq ft / 103.3 sq m
Garage = 197 sq ft / 18.3 sq m
Outbuilding = 132 sq ft / 12.2 sq m
Total = 1441 sq ft / 133.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd . REF: 1375506

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

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