



**Ferndale, Liftondown,  
Lifton, Devon, PL16 0DA**

Guide Price £375,000 Freehold





## An intriguing opportunity to acquire a commercial garage and spacious bungalow in a convenient location

- No Onward Chain
- 3 Bedroom Residential Bungalow
- Lounge/Dining Room & Kitchen
- 3-Bay Commercial Garage/Workshop
- Parking for Numerous Vehicles
- Scope for Conversion (STP)
- Good Access to the A30
- EPC E & Council Tax A

**SITUATION** Located on the outskirts of Lifton with its excellent farm shop, village store/post office and active community centre, medical centre, primary school, hotel and pubs. The nearby former market town of Launceston, known as the “Gateway to Cornwall” is approximately 4 miles away with its cafés, supermarkets, medical services (doctors, dentists, and veterinary clinics) and schools. For leisure, there are sports clubs, gyms, swimming pool and a challenging 18-hole golf course nearby.

The A30 is close by providing excellent transport links to the Cathedral cities of Truro and Exeter. Exeter offers further commuting via the M5 motorway, a mainline railway station with direct services to London Paddington, and an international airport.

**DESCRIPTION** Built in 1976 by the current vendors, this extensive detached bungalow has scope for investment and refurbishment, while also providing a remarkable commercial opportunity.

The bungalow accommodation is clearly illustrated on the floorplan and briefly comprises: steps up to the front door with access into the entrance hall and doors to all rooms.

L-shaped lounge/dining room with feature stone fireplace and kitchen/breakfast room with base and wall mounted units, inset sink and electric oven with hob and extractor over. There are 3 bedrooms, separate WC and bathroom comprising a bath, sink and shower cubicle.



**OUTSIDE** The property benefits from parking to the front with a driveway extending to the side, leading to an expansive tarmac yard.

This yard provides direct access to the garage block. Formerly trading as Lifton Down Garage, this purpose-built, commercially licenced three-bay garage block features: 3-phase electricity supply, two inspection pits, air compressors, MOT testing bay with rolling road, hydraulic lift, office and a large vaulted storage loft above. Further amenities include a detached outside toilet and a Portakabin office.

Adjacent to the garage block, additional parking is available, alongside a former vegetable garden at the rear.



The property also has the opportunity to create a secondary access to the main road.

**SERVICES** Mains water, electricity and drainage. Oil fired central heating. Double glazed throughout. Garage block has 3-phase electricity supply. Council tax band A. Full EPC available on request. For Broadband connection and mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

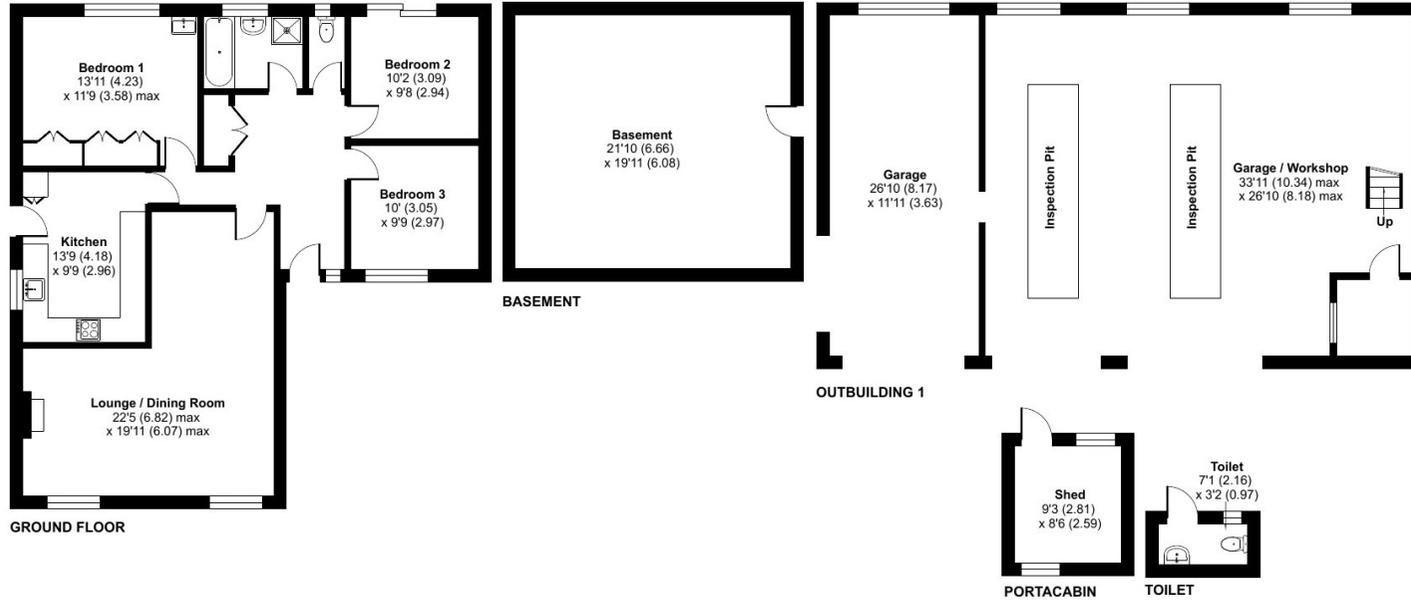
**VIEWINGS** Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents & Auctioneers.

**DIRECTIONS** From the village of Lifton, head west towards Launceston passing the Strawberry Fields Farm shop on the right-hand side and continue under the overpass into the hamlet of Liftondown. Ignore the first right-hand turn and continue for approximately ¼ of a mile turning right, signposted Holsworthy. The property will be found on the right-hand side, identified by a For Sale board.

Sat Nav: PL16 ODA

What3Words: ///debate.afraid.floating

Approximate Area = 1510 sq ft / 140.2 sq m  
 Toilet & Portacabin = 1343 sq ft / 124.7 sq m  
 Total = 2853 sq ft / 264.9 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). © n\checon 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1422662

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

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