

D. R. Kivell  
COUNTRY PROPERTY

Eagle House

Lifton, Devon







# Eagle House

## Lifton, Devon, PL16 0DR

A30 1 Mile    Launceston 5 Miles    Tavistock 10 Miles    Exeter 40 Miles

 4 Bedrooms     2 Reception Rooms     3 Bathrooms     EPC E52

Substantial, well presented 4 bedroom, 2 reception room, detached house in the popular and sought after Village of Lifton. Lawned garden, integral double garage. No onward chain.

Eagle House is modern well-presented 4 bedroom detached house, with granite cobbled drive and parking, double garage and lawn garden. Located in the popular and accessible village of Lifton, within easy reach of the local amenities, including:- Lifton Stores / Post office, community centre, public houses, restaurants, hotel, general stores / filling station, primary school and the popular Strawberry Fields farm shop. The A30 is 1 mile to the west. Launceston 5 Miles to the south west and Tavistock 10 miles to the south east, on the edge of the Dartmoor National Park.



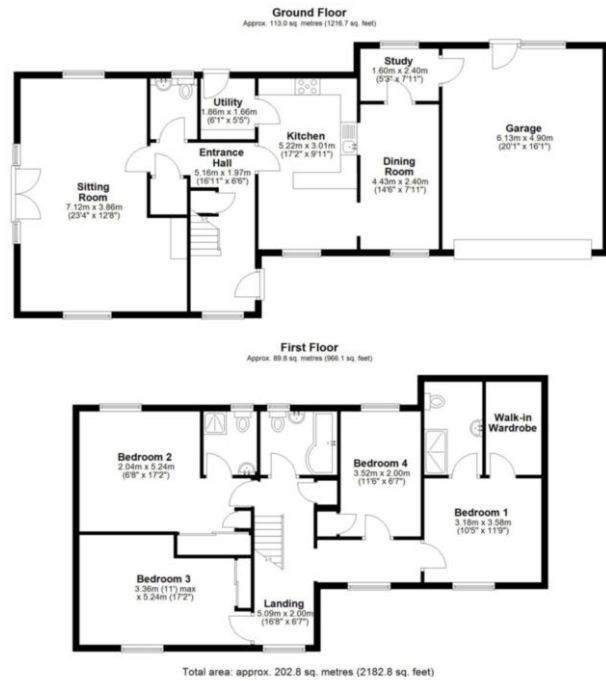
Eagle house offers well presented, spacious and flexible family living and benefits from uPVC double glazing and oil fired central heating. The accommodation briefly comprises large entrance hall; kitchen / breakfast room; fitted wall and base units under black granite effect worksurfaces, LPG gas Country Chef 8 ring range cooker, Utility Room; door to the rear garden, a good family space opening to the Dining Room; Study; door to the adjoining double garage. Sitting room; Jotul woodburning stove, a light bright and airy triple aspect room with windows to the front and rear, French doors to the side opening onto the patio. Cloakroom; w/c and vanity unit inset wash basin.



On the First Floor; a large galleried landing with seating area and window to the front, airing cupboard. Master Bedroom; ensuite, shower, w/c and wash basin, dressing room / walk in wardrobe, hanging rails and storage shelves. Bedroom 4; Double room, built in wardrobe, Bedroom 3; a generous double bedroom with a built in wardrobe. Family Bathroom, 'P' shaped bath with shower enclosure, vanity unit, wash hand basin and w/c, fully tiled walls. Bedroom 2, double bedroom with built in wardrobes, ensuite, shower, w/c, vanity unit with wash basin and fully tiled walls.







## Outside

Eagle House is accessed from the road over a shared gravel drive, leading to a gated entrance onto a private granite cobbled drive and parking area at the front of the house and garage. The level lawned gardens are at the rear and side of the house where there is also a large, paved patio ideal for alfresco dining and entertaining.



Services  
Water – Main  
Drainage – Mains  
Electricity – Mains  
Heating – Oil fired central heating  
Telephone & Broadband– Currently BT connection[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Mobile Availability - [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
EPC – E52  
Council Tax Currently Band - D

Tenure  
This property is offered for sale freehold with vacant possession on completion.

Local Authority  
West Devon Borough Council, Kilworthy Park, Tavistock, Devon, PL19 0BZ  
01822 813600

Viewing Arrangements  
Strictly by appointment with D. R. Kivell Country Property 01822 810810

Directions  
From the A30 at Lifton proceed past Strawberry Fields towards Lifton village. Continue past the Lifton Stores / Post Office and immediately after the Lifton Hall Restaurant turn the left onto the entrance drive to Eagle House.

What3words Location Finder  
///humid.army.unloaded

Agent's Notes  
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		





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