

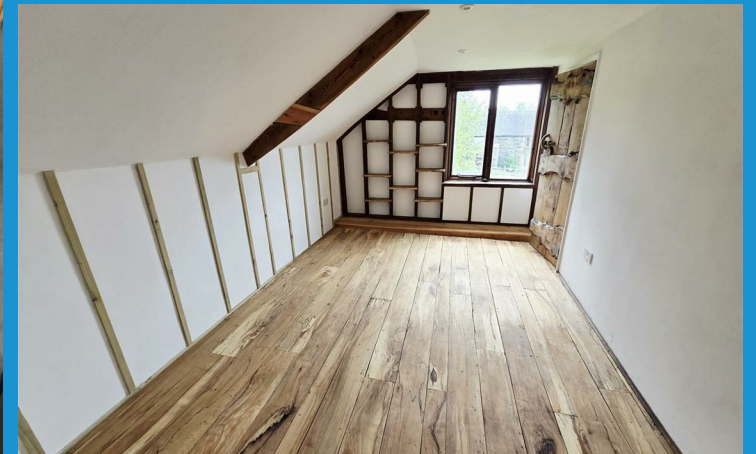


## Orchard Barn, Carley Barns

Liftdown | Devon



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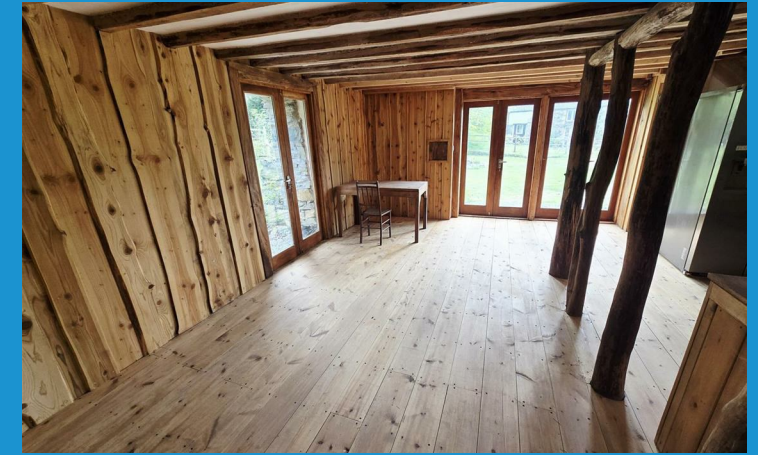


A beautiful converted 2 bedroom detached barn conversion with holiday usage set in a peaceful rural setting. The property has been meticulously converted to create an authentic feel and offers a wealth of character features and exposed timbers throughout and has 2 en-suite bedrooms alongside gardens and parking.

The ground floor accommodation is largely open-plan, with a spacious living room and dining room leading into the impressive bespoke kitchen. There are doors opening at the front and side into the garden. At the side of the property there is a hallway, with a shower room plus a useful study. On the first floor there are the two double bedrooms, both of which benefit from en-suite shower rooms.

There is access to the courtyard amounting to just under half of the space in which there is one third of the barn on the right as seen from the inside of Orchard Barn providing additional useful storage or utility space. Additionally, there is also a small masonry chicken house or further storage facility on the right as seen from the interior of Orchard Barn looking towards the parking area.

The property is accessed via a shared driveway which leads down to the barn where there is parking alongside gardens which wrap around both sides and the rear. At the front, the property enjoys a pleasant outlook into a unique courtyard area and the other barns.



### Situation

The property is situated on the rural outskirts of Lifforddown which is a small hamlet and the nearest village is Lifford, which boasts a range of amenities including a Village Store/Post Office, Parish Church, Public Houses, County Primary School, Doctors Surgery and the popular Strawberry Fields farm shop and restaurant. The ancient former market town of Launceston lies 3 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

From Launceston head towards Lifford and through Polson and past The Rugby Club and follow the road which naturally leads into Lifforddown. Take the left hand turn to Holsworthy and follow the road to the cross roads and drive straight over. Follow the country road along, the road arcs to the left and carry straight on and as the road turns to the right, take the road straight on signposted Carley for approximately half a kilometre and then take the first left where there is an open driveway and sign in the hedge Carley Barns. Proceed down to the bottom of the driveway and you pass the farmhouse on your right and follow the access driveway around between the field on your left and building on your right through to a parking area in front of Orchard Barn.

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**Living Room**  
18'9" x 9'6" (5.73m x 2.90m)

**Kitchen & Breakfast Room**  
16'0" x 9'6" (4.90m x 2.92m)

**Hallway**

**Shower Room**  
5'2" x 5'0" (1.60m x 1.54m)

**Study**  
6'2" x 5'1" (1.90m x 1.57m)

**First Floor**

**Bedroom 1**  
9'8" x 9'7" (2.96m x 2.93m)  
2.93m narrows to 2.08m

**En-Suite**  
7'10" x 5'9" (2.39m x 1.77m)

**Bedroom 2**  
15'7" x 9'5" (4.75m x 2.88m)

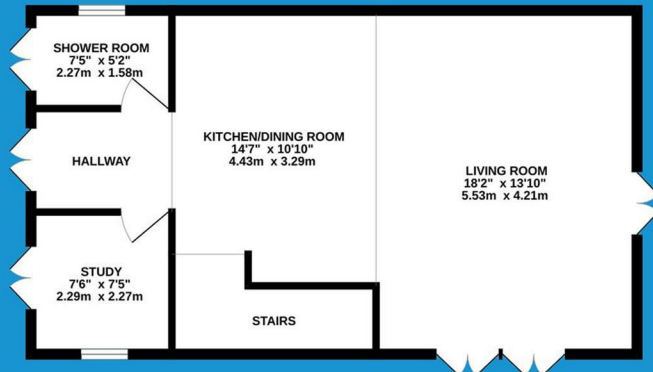
**En-Suite**  
7'5" x 5'9" (2.28m x 1.77m)

**Services**  
Mains Electricity  
Private Water (Bore Hole)  
Private Drainage (Septic Tank)

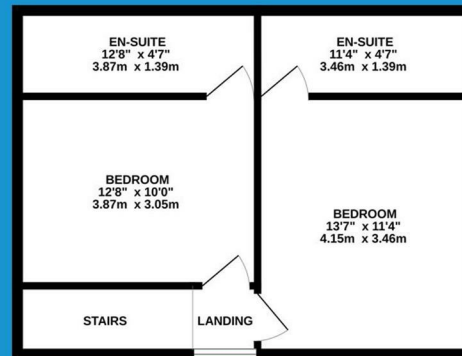
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100*
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor



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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