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Herb Cottage | Portgate | Lewdown

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Price Guide £349,950

Successfully extended and refurbished is this wonderful cottage enjoying a view over open countryside. The cottage offers 3 bedrooms and 2 bathrooms plus a generous ground floor accommodation. The cottage has an adjoining front patio and garden plus a further detached garden.

You step into a fantastic front to rear kitchen/dining room with with an attractive kitchen offering a range of pastel eye and base level units, plus various integrated appliances. To the rear is a dining area ready for family get together's. The sitting room is a particularly spacious room with a fireplace to one end housing a multi fuel wood burner and wood beams creating a lovely cottage feel. Also on the ground floor is a useful utility space and a separate cloakroom.

On the first floor are 3 bedrooms and 2 bathrooms. The main bedroom is front aspect with a great view over nearby open countryside. This bedroom has a feature vaulted ceiling together with a 'his and hers' dressing area plus a modern en suite shower room. Bedrooms 2 and 3 are front aspect and enjoy a great view. Both bedrooms share use of the refitted bathroom which has a double shower enclosure as well as a standalone bath.

In front of the cottage is a level area of lawn with a patio perfect for sitting out on and enjoying the sun. A shared path runs down the side and rear of the cottage in favor of the 2 neighbouring cottages. Behind the cottage is a useful shed for storage. A short walk away is a separate detached garden which has scope to be further improved to a purchasers own design and style. In front of the cottage is unrestricted on street parking.

- Extended and refurbished cottage
- Well presentated accommodation throughout
- 3 bedrooms and 2 bathrooms
- Generous sitting room with a multi-fuel wood burner and open beams.
- Beautiful kitchen/dining room
- Master bedroom with a dressing area and an ensuite shower
- Open countryside views.
- Adjoining patio and garden plus an additional nearby garden

Situation

Portgate is a rural hamlet situated between the West Devon villages of Lifton and Lewdown, both of which are well served by local amenities including a doctors surgery, schools, public houses and a local shop at Lifton. Portgate also offers good access to the three market towns of Launceston, Okehampton and Tavistock where there are are far larger range of amenities. The A30 is accessed via Lifton and provides a direct route to the West of Cornwall and into Devon and the city of Exeter. There are numerous local attractions which include beautiful walks and opportunities for sailing enthusiasts at Roadford Lake an nearby Dartmoor National Park.

Directions

The postcode is EX20 4PX. From Launceston, exit the town using Kensey Hill and follow the signposts to Lifton and drive through Polson, Liftondown and Lifton. Follow the road through the village and out the other side and after a short distance you will enter Portgate. Turn right signposted Dippertown/Sydenham. Drive down the will where the cottage will be seen on your left. WhatThreeWords:powder.revealing.herb

Entrance Porch

Kitchen / Dining Room
21'2" x 8'8" (6.47m x 2.66m)

Sitting Room
19'2" x 12'2" (5.85m x 3.72m)

Utility Room
6'3" x 4'1" (1.92m x 1.26m)

WC
5'3" x 2'11" (1.61m x 0.91m)

First Floor

Bedroom 1
11'10" x 8'5" (3.62m x 2.58m)

Dressing Room
9'10" x 4'7" (3.02m x 1.41m)

En-Suite
9'6" x 3'11" (2.90m x 1.20m)

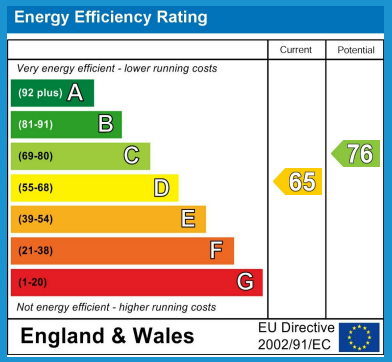
Bedroom 2
12'3" x 8'5" (3.74m x 2.58m)

Bedroom 3
10'9" x 9'1" (3.30m x 2.78m)

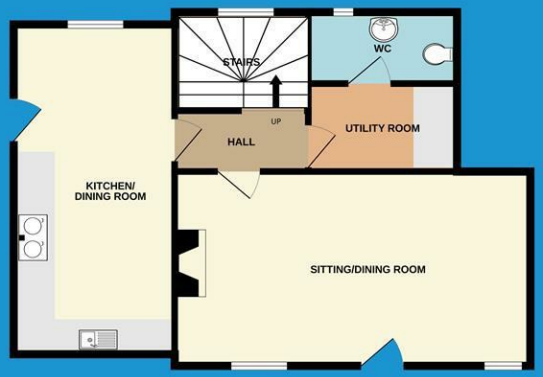
Bathroom
9'1" x 5'10" (2.79m x 1.78m)

Services
Mains Electricity & Water
Private Drainage
Central Heating Type - Oil
Council Tax Band A

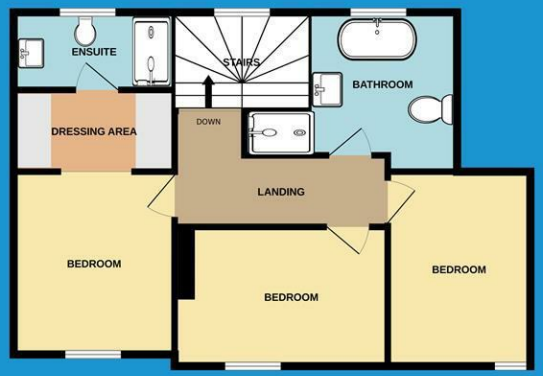
AGENTS NOTE
In front of the cottage is a right of way for the adjoining cottage.



Ground Floor



First Floor



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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.