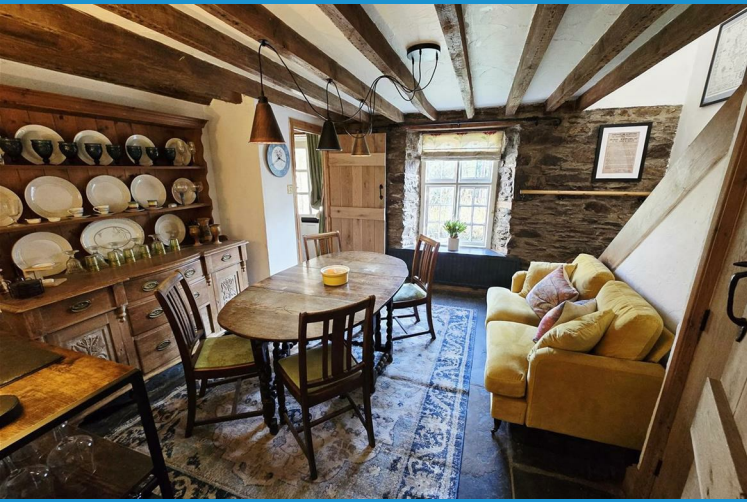




Town • Country • Coast

Kelly | Lifton





Situated in a glorious rural situation is this attractive 4 bedroom semi-detached character cottage which features off-road parking and a glorious elevated garden offering peace, seclusion and privacy. The cottage itself is grade 2 listed and features character features including beamed ceilings, flagstone slate flooring and a stone fireplace with a wood burner.

The property can be found along peaceful country lanes. The property has off-road parking at the side, where there are two separate parking pull ins alongside stone outbuildings which provide useful storage. A winding stone pathway leads through the garden and down to the property where there is a patio area with fantastic views. Entrance to the property is via an open porch, with a door into the hallway. On your right hand side, is an impressive open-plan living room which is dual aspect and features beamed ceilings and a stone fireplace with an inset log-burner.

To the other side of the hall, there is the dining room with a front facing multi-pane window, slate flooring and stairs rising to the first floor. A doorway leads through to the kitchen, which features a range of modern shaker style wall and base units with a side facing window and a stable door to the rear and a quarry tiled floor.

On the first floor, there are the 4 bedrooms. The front bedrooms enjoy a lovely aspect, with country views. There is also a well presented family bathroom which has been re-fitted in a country style. To the rear there is the oil tank for the central heating alongside two useful outbuildings providing two storage areas. The gardens wrap around the side and rear of the property and are a real feature for buyers looking for a country lifestyle. The gardens feature a pathway that meanders through the areas of lawn, rising to a point where there is a great vantage point to enjoy the views. There are a range of plants and shrubbery, with a greenhouse at the top of the garden.



- Peaceful situation
- Wonderful views
- 4 Bedrooms

- 2 Reception Rooms
- Generous Gardens
- Character Features

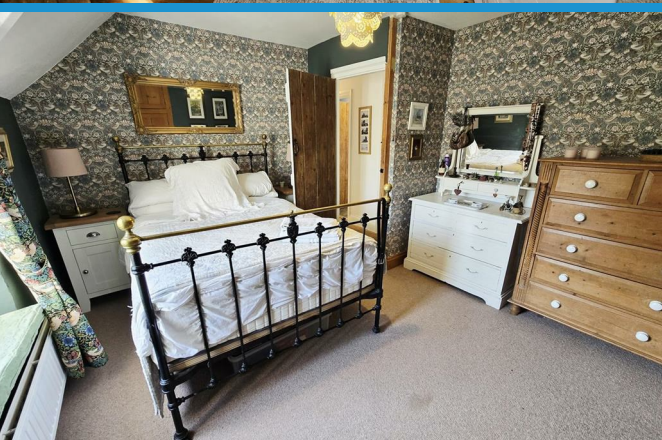
### Situation

Kelly is a small village located in the heart of Devon, England. It is a picturesque village that is surrounded by rolling hills and lush greenery. Kelly is a popular destination for tourists who are looking for a peaceful and relaxing getaway. The village is also home to a number of historic landmarks, including the St. Mary's Church, which dates back to the 12th century and Kelly House, which can sometimes be visited for open days. The nearest facilities including Primary Schools and a Public House are available in Milton Abbot and Lifton.

One of the main attractions in Kelly is the beautiful countryside that surrounds the village. The rolling hills and lush greenery provide the perfect backdrop for a relaxing walk or bike ride. There are also a number of hiking trails that wind through the countryside. There are further amenities in the towns of Launceston and Tavistock including bustling town centre with a range of shops and Secondary Schools.

### Directions

The postal code for the property is PL16 OHQ. The postal code on a SatNav will take you straight to the property.



## Porch

## Hallway

## Living Room

20'2" x 13'6" (6.15m x 4.14m)  
4.14m narrows to 3.60m

## Dining Room

12'7" x 11'7" (3.86m x 3.55m)  
3.55m narrows to 2.96m

## Kitchen

18'8" x 7'0" (5.70m x 2.14m)  
2.14m narrows to 2.96m

## First Floor

### Bedroom 1

11'0" x 8'7" (3.36m x 2.63m)

### Bedroom 2

11'8" x 11'5" (3.58m x 3.49m)  
3.49m narrows to 2.75m

### Bedroom 3

11'8" x 8'3" (3.57m x 2.52m)

## Bathroom

8'1" x 4'6" (2.47m x 1.39)

### Bedroom 4

9'3" x 8'0" (2.83m x 2.44m)

## Service

Mains Electricity and Water.

Private Drainage - Shared With Yalford Cottages.

Manderin Access Over Farm Track Owned By Yeomans Farm.

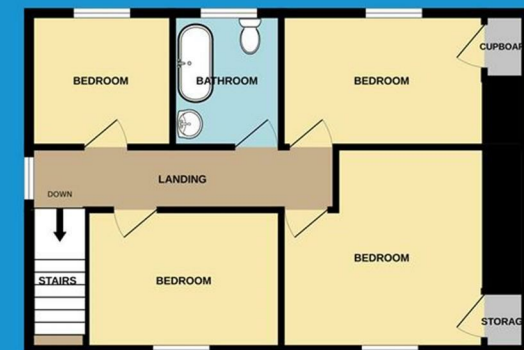
Central Heating Type - Oil

Council Tax C

## Ground Floor



## First Floor

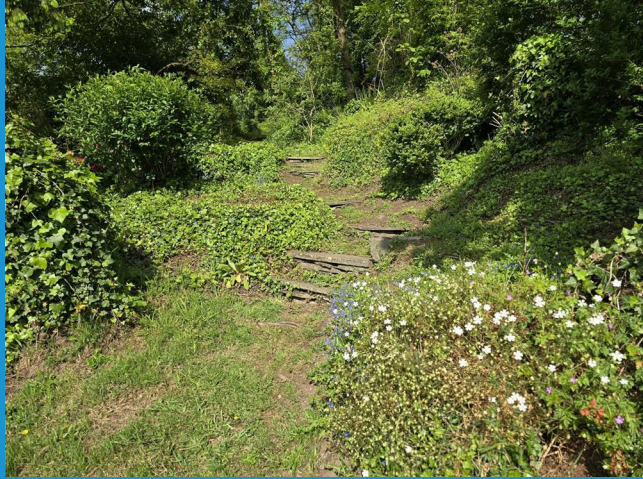


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
(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	



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[www.viewproperty.org.uk](http://www.viewproperty.org.uk)

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.