



Tinhey | Lifton

Guide Price £425,000



A spacious character cottage with 4 double bedrooms and level gardens alongside ample off-road parking and a garage/workshop. The property is situated in Tinhay, just down the road from the popular village of Lifton.

The property is accessed via the front, with a door into a hallway. A door leads into a generous living room which is dual aspect with a feature stone fireplace and gas fire. From here a door leads into a garden room, overlooking the garden at the side. There is another generous reception room, a dining room and breakfast room, again with a feature stone fireplace. There is a walkway into the kitchen and a useful utility room with space for appliances plus an integral garage and workshop. There is also a ground floor shower room.

On the first floor, there are 4 spacious double bedrooms. All of which are a great size and the back bedroom overlooks the garden. There is also a spacious bathroom with a matching suite.

The property is accessed at the side, with a gravelled driveway providing plenty of parking for numerous cars and currently a caravan. At the side, there is a generous garden, mainly laid to lawn with a range of plants, shrubbery and trees. The garden also features a couple of patio areas and a path that leads through the garden.



#### Situation

The property is situated a short distance from the heart of the village of Lifton, which boasts a range of amenities including a Village Store/Post Office, Parish Church, Public Houses, County Primary School, Doctors Surgery to name but a few. The ancient former market town of Launceston lies 5 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

The postcode of the property is PL16 0AJ. What Three Words - 'ramps.plastic.disarmed'. From our office exit the town using the A30 Eastbound. Exit signposted Lifton and at the T junction turn right. Follow the road through Liftondown. Enter Lifton passing the village shop and Post Office and continue into Tinhay where the property will be located on the left before the petrol station.

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## Entrance Porch

## Hallway

## Living Room

20'9" x 12'5" (6.34m x 3.79m )  
3.79m narrows to 3.02m

## Sun Room

12'9" x 5'7" (3.91m x 1.71m )

## Dining Room / Breakfast Room

20'7" x 13'1" (6.29m x 4.00m )  
4.00m narrows to 2.53m

## Kitchen

13'9" x 7'1" (4.21m x 2.17m )  
2.17m narrows to 1.93 (Irregular Shape)

## Utility Room

8'0" x 5'6" (2.44m x 1.68m )  
Irregular Shape

## Inner Hall

## Shower Room

12'10" x 4'11" (3.93m x 1.50m )  
1.50m narrows to 0.76m

## First Floor

### Bedroom 1

9'6" x 9'2" (2.90m x 2.81m )

### Bedroom 2

10'8" x 11'5" (3.26m x 3.48m )

### Bedroom 3

11'3" x 10'10" (3.45m x 3.31m )

### Bedroom 4

10'5" x 10'0" (3.20m x 3.05m )

## Bathroom

8'7" x 7'3" (2.64m x 2.22m )

## Workshop Area

14'4" x 6'0" (4.37m x 1.85m )

## Garage

15'1" x 9'6" (4.60m x 2.90m )

## Services

Mains Electricity and Water.

Private Drainage - Septic Tank  
(Located At The Rear Of The Garden)

Council Tax Band D

Central Heating Type - Oil

## 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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