





A great opportunity to purchase a 4 bedroom semi-detached bungalow alongside a 1 bedroom detached annex set in circa 3.5 acres in a peaceful location. The property features plenty of parking alongside gardens and 2 fields, providing the ideal equestrian or smallholding set up.

The property can be found along a country road where there is gated access to a driveway with parking for numerous vehicles alongside turning space and a lawned front gardens. There are far reaching countryside views from the front of the property. The main property features 4 bedrooms and a bathroom alongside a spacious living room with a large picture window at the front featuring the great views plus an open-plan kitchen and dining room.

The annex is a 1 bedroom detached bungalow which features largely open-plan living accommodation in the shape of an impressive living room, dining room and kitchen. There is a double bedroom and a shower room. The properties are set in close proximity yet allow for independence so provide the ideal situation for someone looking for a home and annex for a dependant relative.

There is a garden at the rear with driveways that provide access to the first field, useful for bringing in trailers, etc. The first field has a natural border and features a useful field shelter. There is gated access into the second field, which is again pasture and also features a natural hedge and tree lined border alongside a small wooded area.



- Two properties, main home and annex
- Approximately 3.5 acres of land
- Ideal equestrian property or smallholding
- Rural location with access to local villages
- Plenty of off-road parking
- Gardens surrounding the properties
- Well presented living accommodation
- Oil fired central heating
- Countryside views

Situation

The property is situated in a rural area and roughly equidistant from the two villages of Lifton and St Giles On The Heath. Lifton 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. St Giles-on-the-Heath is conveniently located between the market towns of Launceston and Holsworthy and provides an ease of access to the A30 dual carriageway being just 5 miles away. The village boasts a sub Post Office/general store, 'Pint & Post' public house, village hall, church and a well regarded county Primary School.

Directions

The postal code for the property PL16 0JS, which takes you straight to the property.





Town • Country • Coast

Entrance Hallway

Living Room

19'5" x 12'5" (5.93m x 3.81m)

Kitchen/Dining Room

15'11" x 13'8" (4.87m x 4.19m)

Bedroom

10'1" x 7'0" (3.08m x 2.15m)

Bedroom

8'11" x 7'0" (2.72m x 2.15m)

Bedroom

8'11" x 8'9" (2.72m x 2.69m)

Bedroom

10'9" x 8'10" (3.28m x 2.71m)

Bathroom

8'3" x 5'4" (2.53m x 1.63m)

Cloakroom

5'6" x 2'10" (1.69m x 0.88m)

Annex

Living Room/Dining Room

21'1" x 14'10" (6.43m x 4.53m)

Kitchen

8'9" x 7'7" (2.69m x 2.33m)

Bedroom

13'7" x 11'1" (4.15m x 3.40m)

Bathroom

8'5" x 6'8" (2.59m x 2.04)

Services

Mains Electricity and Water

Private Drainage via Septic

Tank

Oil central heating.

Council Tax Band A (Annex)

Council Tax Band C (Bungalow)

Property Owned Solar Panels

On The Garage Roof.

EPC Annex - 73

Agent Note

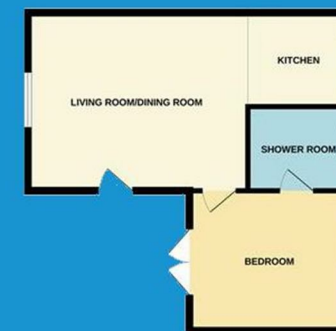
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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

Ground Floor



Ground Floor - Annex





Broadwoodwidge | Lifton



Town • Country • Coast

01566 706706 • sales@viewproperty.org.uk
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.