

STAGS

# Dingley Dale

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North Road, Lifton, Devon, PL16 0DS

Lifton Village Centre 0.3 miles - Launceston 5.4 miles - Okehampton (Train Station) 16.5 miles

## A detached, period property with beautiful gardens and a 2 bedroom annexe in a highly sought after village

- Popular Village Location
- 3 Reception Rooms
- Generous Wraparound Gardens
- Gated Driveway
- Tenure: Freehold
- 4 Bedroom House
- 2 Bedroom Annexe
- Popular Village Position
- Detached Garage
- Council Tax Band: E

## Guide Price £520,000

### SITUATION

The property enjoys an enviable position along North Road, surrounded by established wraparound gardens within the thriving Devonshire village of Lifton. Renowned for it's convenient location on the edge of Dartmoor and only a short distance from the A30, Lifton is the ideal place for those wanting to settle into the typical 'village life' whilst being able to explore the natural attractions that the area has to offer. It's a highly sought-after village, with a wide range of day-to-day facilities including a well respected primary school, doctor's surgery, village shop, post office and a number of pubs and restaurants including the Arundell Arms Hotel. The historic market town of Launceston is less than 5 miles away with a wide range of amenities and facilities, whilst the A30 trunk road which connects the Cathedral cities of Truro and Exeter, along with access to the town of Okehampton and train station.

### DESCRIPTION

A delightful Grade II Listed thatched house, dating back to the 16th century with a wealth of period charm and historic character. Constructed of stone and cob with wooden single glazed windows and a slate roof above the kitchen, the property was re-thatched in 2016 with a traditional water reed thatched roof. The property seamlessly blends architectural features with modern comforts for comfortable living. With four bedrooms, three spacious reception rooms and set within generous gardens, this unique home offers a rare opportunity to own a piece of history, nestled in a highly sought after village location. The property also benefits from a larger than average garage with a two-bedroom annexe above, offering additional accommodation for guests, extended family or for those looking to derive an extra income.







## ACCOMMODATION

The accommodation throughout the property is presented in good decorative order, having been the well cherished home of our sellers for over 30 years. The property proudly displays a number of original and character features, including exposed stonework and fireplaces, wooden beams and exposed wooden floors. The kitchen adjoins the dining room, with a range of fitted units and space and plumbing for various white goods. There is an adjoining utility room at the rear of the kitchen with extra workshop/storage. There are 2 well proportioned reception rooms, with a rear entrance, sun room and a ground floor bathroom. Completing the ground floor accommodation is a study/bedroom, perfect for those needing to work from home or as a ground floor bedroom. The first floor is accessed via two separate staircases, offers 4 bedrooms in total including 3 double bedrooms and a single room, serviced by a family bathroom and hallway storage.

## OUTSIDE

The property is approached directly from North Road, via a private and gated entrance to a level driveway. Partially paved and gravelled, there is parking for 2-3 vehicles along with the detached garage for extra parking or storage which has power and light connected. The gardens are a real feature of the property, with quiet and sheltered seating areas that soak up the sun, whilst the stunning Oak tree that stands proudly in the centre of the gardens provides a canopy for shaded areas on the lawn. Tucked away in the corner is a large garden store, with a former stone building in need of repair offering the potential for additional storage. There is a former pond, greenhouse, and additional side lawn all bordered at the front by a feature stone wall.

## ANNEXE

With initial consent granted for a playroom and more recently used as additional accommodation, the 2 bedroom annexe is located above the garage and accessed via a separate set of steps from the driveway. Complete with an open plan kitchenette/diner/sitting room, a bathroom with shower over and 2 bedrooms. The annexe has previously been used as guest accommodation, for friends and family however is understood to be unrestricted in its use and therefore would make an ideal space with some light refurbishment for holiday use to generate an additional income stream.

## SERVICES

Mains electricity, water and drainage. Heating via air source heat pump and multi-fuel stove. Broadband availability: Standard ADSL, Superfast and Ultrafast. Mobile signal coverage: Voice and data likely. (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

From the centre of Lifton Village, proceed along Fore Street heading towards Lewdown and turn left onto North Road, just before Lifton Hall Hotel. Proceed along North Road for approximately 115m and the property will be located on the left hand side, identifiable by a Stags for sale board.

what3words.com: ///carry.sculpting.positions

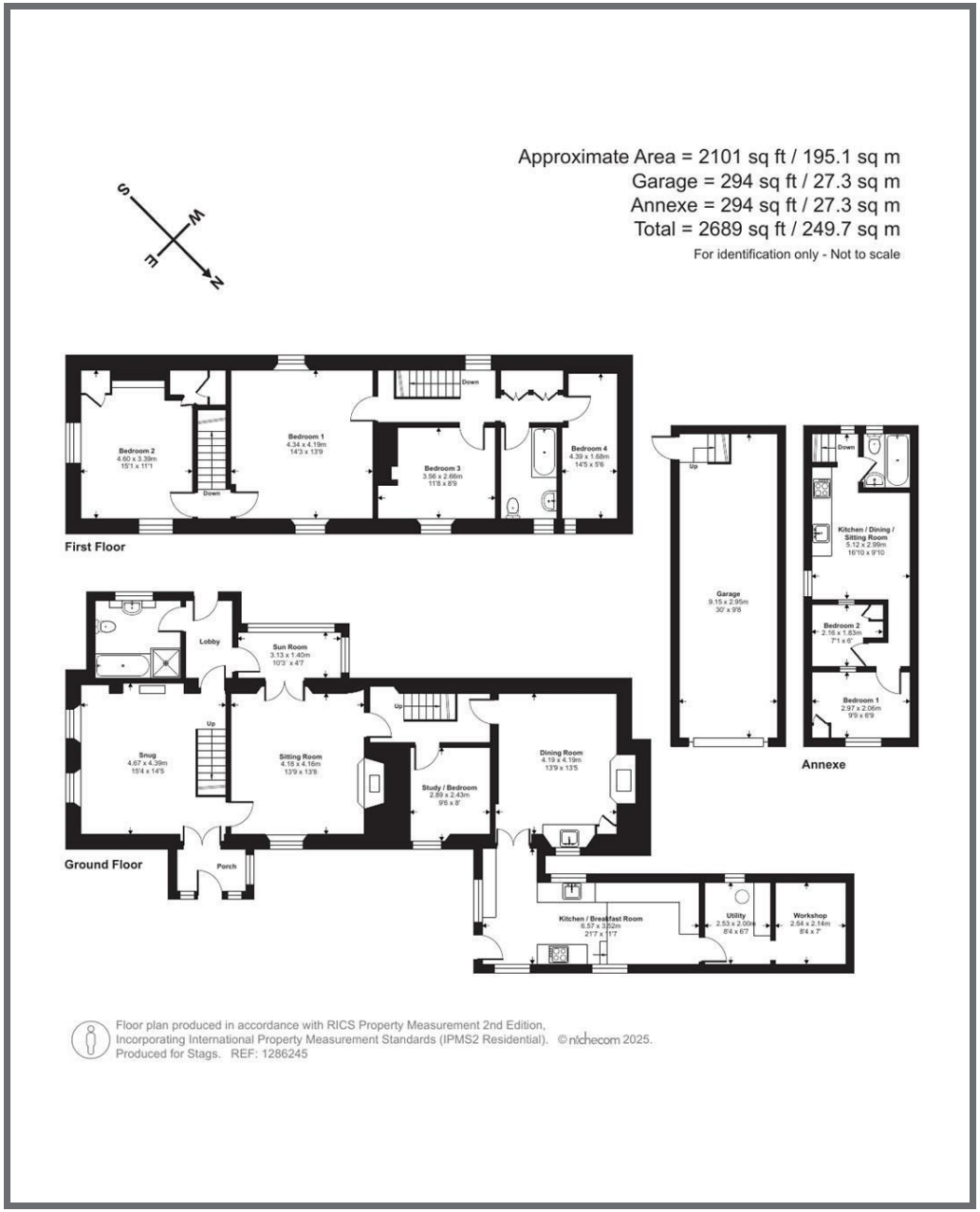


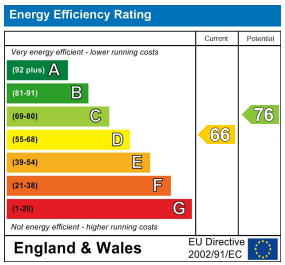




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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