



Milford Farmhouse





THE CIDER HOUSE



SITUATION Located to the south of the A30 in the 'golden triangle' that is found between the towns of Okehampton, Launceston and Tavistock. Exeter is 38 miles away with its access to the M5 motorway, mainline railway station serving London Paddington and an international airport.

The self-contained village of Lifton is 3 miles away with its general store/post office, active community centre, medical centre, primary school and award-winning farm shop. The famous Arundell Arms and Lewtrenchard Manor hotels are nearby. There is easy access to either Dartmoor National Park or the majestic Bodmin Moor and the property is equidistant from both North and South coast beaches.

DESCRIPTION An impeccably presented Grade II Listed farmhouse, which has been subject to considerable expenditure and improvement by the current vendor. The mid-19th century farmhouse is built with stone beneath a slate tiled roof. The accommodation is clearly illustrated on the floorplan and is presented in excellent decorative order throughout. There is a wealth of period features, including shuttered windows, original fireplaces, and flagstone slate floors, which have been carefully preserved and sympathetically enhanced, adding character and charm to the property.

The main farmhouse has an entrance porch opening into an elegant hallway with tiled slate floor, stairs rising to first floor and doorway to rear garden. From the hallway there are doors into sitting room/snug with fireplace and shuttered windows and lounge with fireplace housing a woodburner and window enjoying rural views. There is a most impressive dining room with slate flag floor, large fireplace with woodburner and discrete door to secondary staircase rising to first floor. Door into kitchen with a range of base and wall level units, granite worktops, slate floors and appliance space for range cooker and integral dishwasher. From dining room door into utility room, formerly a hexagonal game larder with matching units, space and plumbing for washing machine and tumble dryer and low flush WC. The rear boot room has a fireplace housing a woodburner, cupboard containing boiler for main house central heating and hot water and joining door to annexe and door to rear courtyard.

From entrance hall stairs rise to the first floor landing with three bedrooms and family bathroom. Door to inner landing with secondary stairs descending to the dining room, bathroom and door into master bedroom with adjoining dressing room.



CIDER HOUSE The adjoining 2 bedroomed linked annexe known as the Cider House, enjoys inverted accommodation comprising upstairs kitchen/dining room with adjoining lounge to enjoy the views over the surrounding farmland. From the lounge doors open onto a patio area which has steps leading to a separate parking area. On the ground floor there are two bedrooms with family bathroom and entrance hall with door opening onto rear courtyard.

OUTSIDE The property is approached via its own long private driveway, shared with just two other properties, and leads to the farmhouse. To the rear an extensive courtyard provides ample parking and is surrounded by a range of useful traditional stone outbuildings.

The gardens wrap around the property and are laid mainly to lawn, enclosed by attractive well-defined stone wall boundaries. The grounds enjoy delightful views across the surrounding farmland.

A track along the southern boundary provides easy access to the adjoining land, which comprises a mixture of permanent pasture that has been well managed and is presented in excellent condition. The current owner has recently installed new stock fencing to some of the pasture fields. Attractive areas of mixed deciduous woodland, with regularly maintained paths, provide an excellent opportunity to explore this most peaceful area.

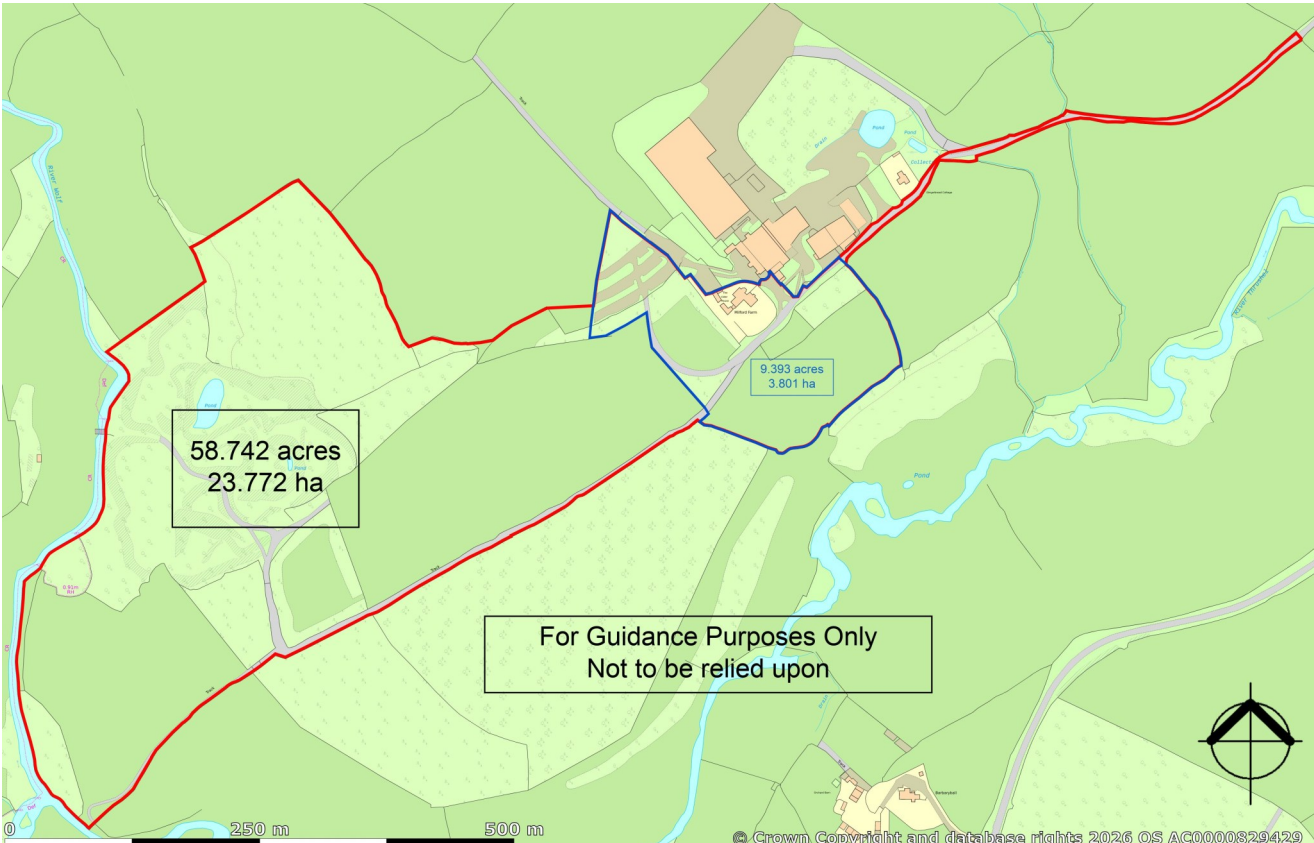
The property has opportunities for further development, subject to planning, for glamping, wild swimming (in flooded former quarry) and equestrian pursuits as the Two Castles Way runs along the extreme southern boundary. The land gently slopes to the confluence point of the River Wolf and Thrushel.

The land, gardens, grounds and drive extend to 58.742 acres (or thereabouts).

SERVICES Mains water supply to farmhouse and Cider House (sub metered). Mains electricity. Private water supply to troughs in fields. Separate oil fired boilers for heating and hot water with single oil tank with sub meter to Cider House. Private drainage. Full EPC document available on request. Broadband: FTTP. For mobile phone coverage please visit Ofcom website. Please note the Agents have not inspected or tested these services.

DIRECTIONS

Sat Nav Postcode: PL16 0AT
What3Words: ///canine.restless.craziest (Driveway)
What3Words: ///loudly.middle.worlds (House)



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Lifton, Devon, PL16 0AT

A30 1.5 miles—Launceston 8.5 miles—Tavistock 12 miles—
Exeter (M5) 38 miles

- 4/5 Bedroom Listed Farmhouse
- 2 Bedroom Adjoining Annexe
 - 4 Reception Rooms
- Gardens, Orchards and Swimming Pond
- Permanent Pasture and Mixed Woodland
 - In all About 58 acres
- Available as a Whole or in Two Lots
 - EPC E and Council Tax F & B



Most attractive mini country estate comprising an imposing stone & slate farmhouse with annexe, pasture and woodland in a stunning West Devon valley setting



DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS

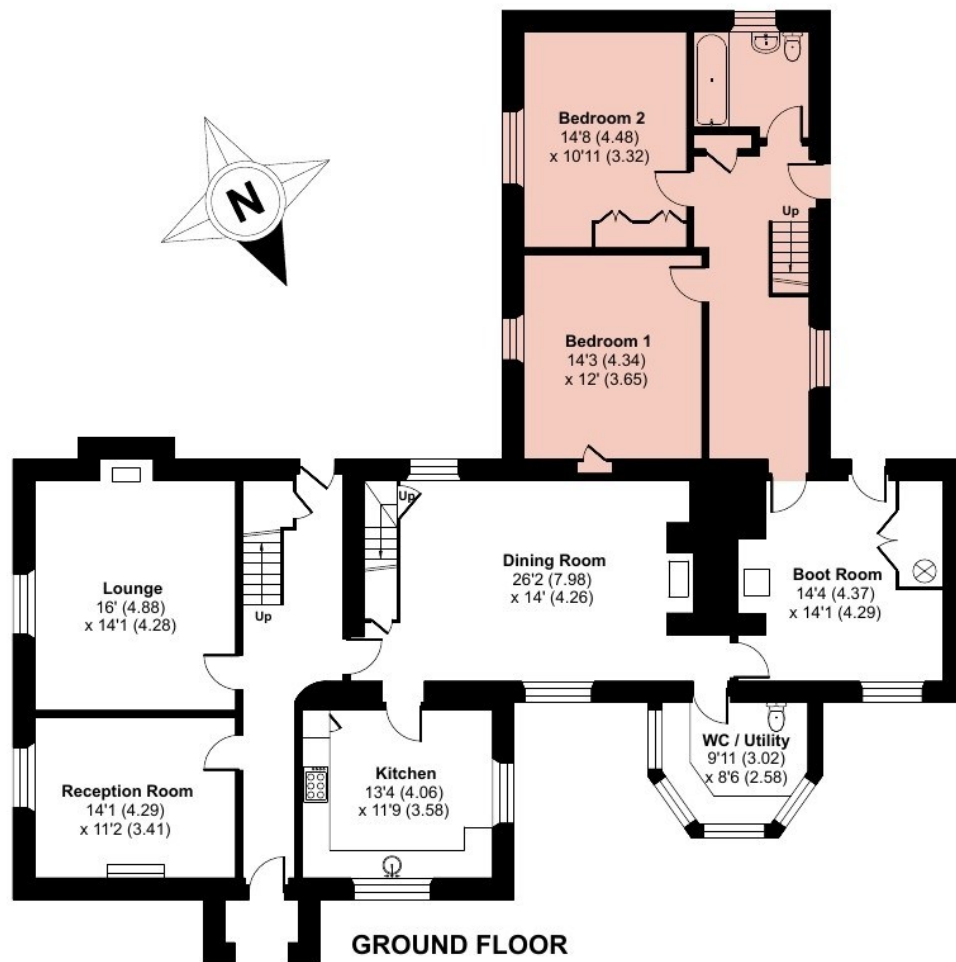
Guide Price £1,500,000 Freehold



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.
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Approximate Area = 3948 sq ft / 366.7 sq m (Includes The Cider House)

For identification only - Not to scale



For more information or to arrange a viewing, please contact us:

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