
D. R. Kivell
COUNTRY PROPERTY
Crosstown Barn
Lifton, Devon


MILK

Crosstown Barn,

Lifton, Devon, PL16 0HD

Lifton 2 Miles Tavistock 8 miles Launceston 7 miles Okehampton 16 miles

4+2 Bedrooms 3+2 Reception Rooms 3+2 Bathrooms EPC EPC C69/C72

Superb 4 bedroom character barn conversion with a separate 2 bedroom annexe barn conversion, timber lodge and a versatile studio with potential. Set in large, landscaped gardens. Far reaching countryside views. Holiday letting income in a well located rural setting. No onward chain.

Crosstown Barn is located 2 miles north-west of the popular village of Lifton which has an abundance of amenities, including: - Lifton Stores / Post office, community centre, public houses, restaurants, hotel, general stores / filling station, primary school and the popular Strawberry Fields farm shop. The A30 is 3 miles to the north west. Launceston 7 Miles to the west and Tavistock 8 miles to the south east, on the edge of the Dartmoor National Park.





Crosstown Barn
A characterful and welcoming home offering generous family living space. The large kitchen/dining/living room forms the heart of the house, complemented by a separate sitting room. On the first floor are four double bedrooms, two with en suite facilities, plus a family bathroom. The attached studio provides a substantial, flexible area suitable for an artist's workspace, home office gym or games room.

The accommodation benefits from oil fired central heating, timber framed double glazed windows and briefly comprising Entrance Porch; dual aspect vaulted ceiling, slate flagstone floor. Kitchen / Sitting / Dining Room, Kitchen area a characterful room with beamed ceiling and slate flagstone floor, fitted kitchen with base units under granite worksurfaces, Butler sink, fitted dishwasher, electric 5 oven AGA, central island, storage cupboards and drawers under matching granite worksurface with breakfast bar. Sitting / Dining Room; a triple aspect room with slate flagstone floor and door opening to the patio and hot tub. Entrance Hall; part glazed timber door to the front, slate flagstone floor, built in storage cupboards. Cloakroom, slate flagstone floor, w/c, and wash basin. Sitting Room; a dual aspect room with window to the front and door to the rear opening onto the patio and garden, woodburning stove.





On the First Floor; 2 double bedrooms with fitted wardrobes, one with an Ensuite shower room and the other with an Ensuite bathroom. 2 further double bedrooms and a family bathroom, vanity unit with wash basin, w/c, shower enclosure and bath.

The Studio
The Studio Barn is attached to the front corner of Crosstown Barn and has lapsed planning consent to incorporate into the main accommodation. The Studio provides further holiday letting opportunities, work from home office or games room.









Swallow Barn

Swallow Barn, a detached 2 bedroom barn conversion, a very popular holiday let, with reverse level accommodation, benefiting from oil fired central heating and timber framed double glazed windows. The well-presented accommodation briefly comprises; On the First Floor is an open plan Kitchen / Sitting / Dining Room; Kitchen with fitted base units, inset sink and drainer, electric oven and hob with extractor hood above. Dining/Sitting area - a generous space for dining and relaxing, a door opens to the secluded garden terrace.

On the Ground Floor; Entrance Hall, door to the front and doors leading off to: Bedroom 2. Shower Room; shower enclosure, w/c, wash basin, heated towel rail. Bedroom 1; a dual aspect double room with built in wardrobes. En suite, large shower enclosure, wash basin and w/c.



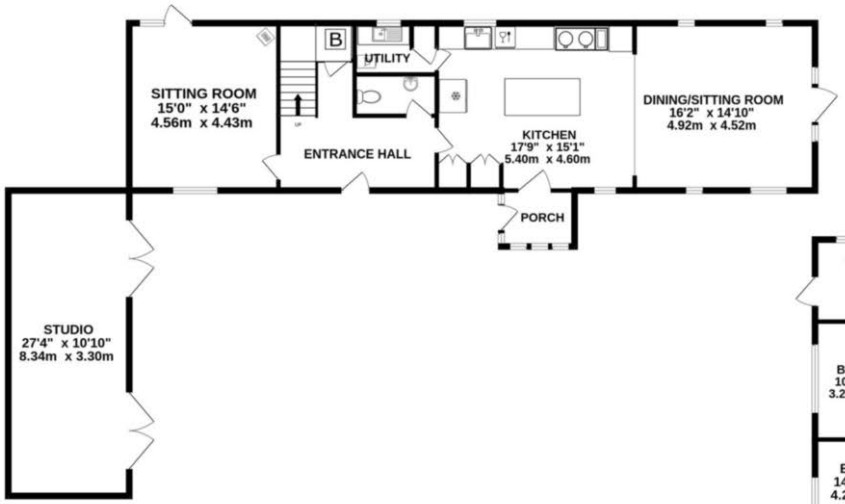


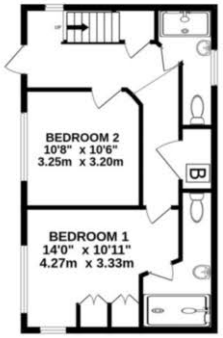
Timber Lodge

The well-equipped timber lodge is located on the edge of the garden and provides comfortable accommodation for extended family or as a further income stream as a holiday let. The accommodation benefits from timber framed double glazed windows and electric heating. The accommodation briefly comprises; Open plan Kitchen / Sitting / Dining / Bedroom, fitted kitchen area with wall and base units, under wood effect worksurfaces, electric oven, inset hob, with extractor above, stainless steel sink and drainer, fitted fridge. There are a window and glazed door to the front with far reaching views over the garden and surrounding countryside beyond. Shower Room; a generous shower room, shower enclosure with electric shower, w/c, vanity unit and wash basin, heated towel rail, and windows overlooking the gardens.

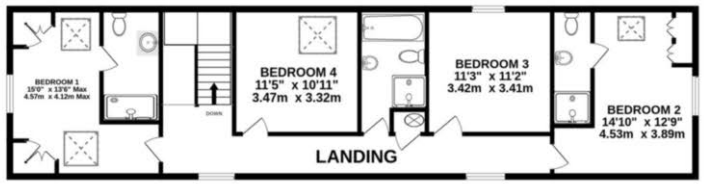
Along the front of the lodge is full length timber decking providing a partly covered seating area, ideal for alfresco dining and entertaining.

GROUND FLOOR





1ST FLOOR





CROSSTOWN & SPARROW BARN, CROSSTOWN, LIFTON, DEVON, PL16 0HD



Measurements are approximate. Not to scale. Illustrative purposes only
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Outside
From the road a shared entrance drive leads to a private drive to Crosstown Barn. A gated entrance opens onto a gravelled drive leading to a large parking area at the front of the barns. A paved path and patio lead to the generous rear lawned gardens.

The lawns are interspersed with a variety of flowering shrubs, fruit and specimen trees, a large feature ornamental fishpond with a pumped waterfall. Along the rear of Crosstown Barn is a paved patio with central shrub bed, providing an ideal space for alfresco dining and entertaining whilst taking in the far-reaching panoramic views.



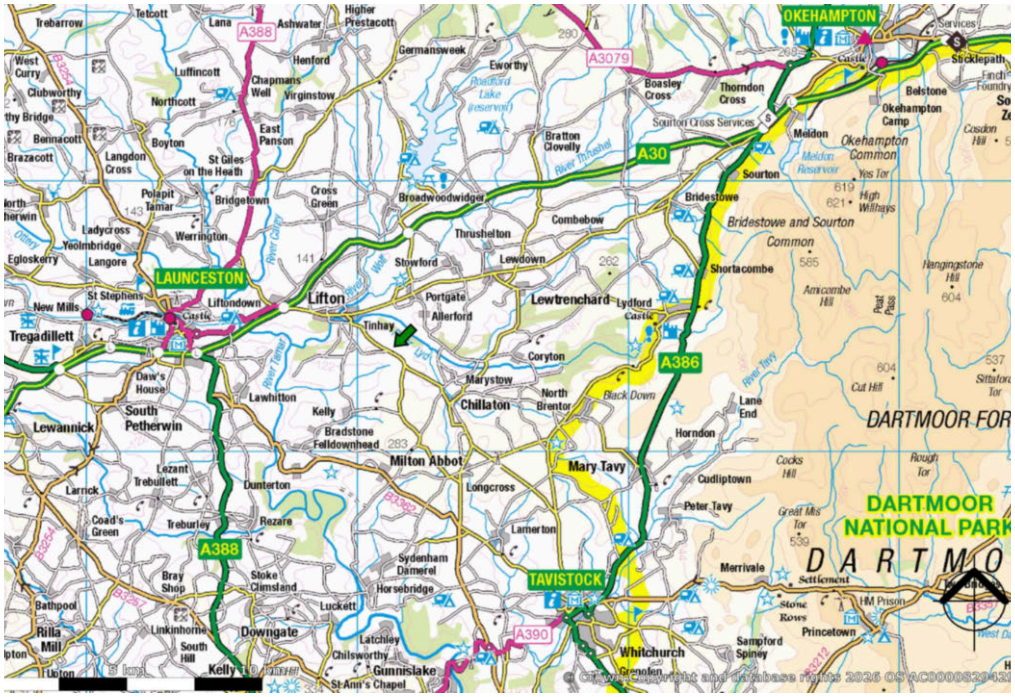


To the side of the barn is a large swim up hot tub with wave current jets. At the rear of Swallow Barn is an enclosed lawn garden with a raised decking area incorporating a hot tub. This provides an ideal dining, entertaining and relaxing area whilst taking in the far-reaching views.

Storage Building: 6.03m x 3.00m (19'9" x 9'10")







Services & Information
Water – Mains
Drainage – Septic tank
Electricity – Mains
Heating – Crosstown Barn - Woodburning Stove & Oil Fired Central Heating (separate boiler for Crosstown Barn and Swallow Barn) The Lodge - Electric heating
Broadband – Openreach Connection checker.ofcom.org.uk
Mobile Availability - checker.ofcom.org.uk
Telephone – Openreach Connection checker.ofcom.org.uk
Council Tax Band – Crosstown Barn G and Sparrow Barn C
EPC – Crosstown Barn C72 and Sparrow Barn C69
Construction – Stone

Local Authority
West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ 01822 813600.

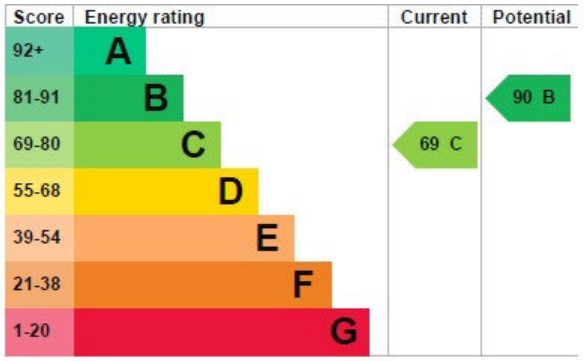
Tenure
The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements
All viewings are to be accompanied and are strictly by appointment only with D. R. Kivell Country Property 01822 810810.

Directions
From the A30 at Lifton proceed past Strawberry Fields towards Lifton village. Continue past the Lifton Stores / Post Office towards Tinahy. At Tinhay Mill turn right on the road to Tavistock, continue across the bridge, procced up the hill and after approximately 1 mile Crosstown Barn will be found on the left.

What3Words
///jetliner.character.volcano

Agent's Notes
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoings, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.





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