

STAGS

Mayfield House,

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Station Road, Lifton, PL16 0AN

Lifton Village Centre 0.7 miles - Launceston 5.1 miles - Okehampton (Train Station) 15.6 miles

A most impressive 19th century house, set within 0.77 acres in a private edge of village location

- Approximately 0.77 acres
- 6 Bedrooms
- Cellar Storage Space
- Generous Gardens
- Freehold
- Edge of Village Location
- Period Features
- Open Plan Extension
- Double Garage
- Council Tax: F

Guide Price £625,000







SITUATION

The property is in a private and tranquil position on the edge of the highly sought after village of Lifton. The village has 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 popular Strawberry Fields Farm Shop and Restaurant. 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, can be accessed from Liftondown, approximately 1 mile away. At Exeter, there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport.

DESCRIPTION

An impressive detached residence with expansive accommodation and an abundance of charm and character throughout with its impressive high ceilings and detailed covings and original features. The property dates back to the late 19th century and was built using materials frequently used during this time, including stone walls with an asbestos slate hung exterior and a slate roof. The property has undergone significant improvements since the current owners took ownership in 2014.

ACCOMMODATION

The property opens directly into the most impressive and spacious reception hall with original wooden floors and stairs leading to the first floor. Multiple doors lead off the reception hall to both the main sitting room and a drawing room. Both rooms have wooden floors, large bay windows with shutters, stone fire places and high ceilings with original coving and ceiling roses. The property continues into the most impressive recently completed open plan kitchen, dining room extension which is flooded with natural light from the bi fold doors in the living section that leads into the side garden. The kitchen also offers a mixture of wall and base mounted units, hand wash basin, space for appliances, a large walk-in pantry and a dual fuel electric Aga. The former kitchen space has now been adapted and is instead used as its own utility space with units, hand wash basin, space for appliances and door leading to the ground floor WC. The downstairs is completed by a door under the stairs that lead into three cellar rooms providing useful storage. All windows are wooden and a mixture of single and double glazed.

The stairs lead to the first floor, where a spacious landing is filled with natural light from a stained glass window. The first floor offers five bedrooms, with the two principal front bedrooms featuring wood flooring, bay windows with shutters, and a wealth of original character features throughout. Bedrooms three and four are both generous doubles and continue the home's period charm, while bedroom five is a comfortable single room. The first floor is completed by a family bathroom comprising a WC, freestanding bath, hand wash basin, and separate shower. A walk-in storage room also provides a practical and useful additional space.

Stairs lead of the landing onto the second floor with a large spacious attic room that can be used as a hobby room or a master bedroom. The entire second floor could be repurposed as a separate living space with the store room offering scope to be converted into a en-suite or additional kitchen as the pipework is currently in place ready for conversation.

OUTSIDE

The property is approached via a long driveway, lined with feature trees on either side, leading to a generous parking area with space for multiple vehicles. The property also benefits from several outbuildings, including a large double garage and a further storage shed. Leading from the extension is an excellent entertaining area, perfect for family and friends, which opens onto the west-facing garden. The garden is predominantly laid to lawn and features a raised decked seating area, along with a chicken house and run. Positioned above the nearby Tinhay Lake, the gardens are bordered by mature shrubs, trees, and bushes, and also include a greenhouse. A separate orchard is located on the opposite side of the property, with the total grounds extending to approximately 0.77 acres.

SERVICES

Mains water, electricity and drainage. Oil fired central heating, LPG for cooking and open fires. Broadband availability: Ultrafast, Superfast and Standard ADSL, Mobile signal: voice and data limited availability (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. Due to Health & Safety, it is important that any viewing is accompanied and extra care is taken when viewing certain areas of the garden.

DIRECTIONS

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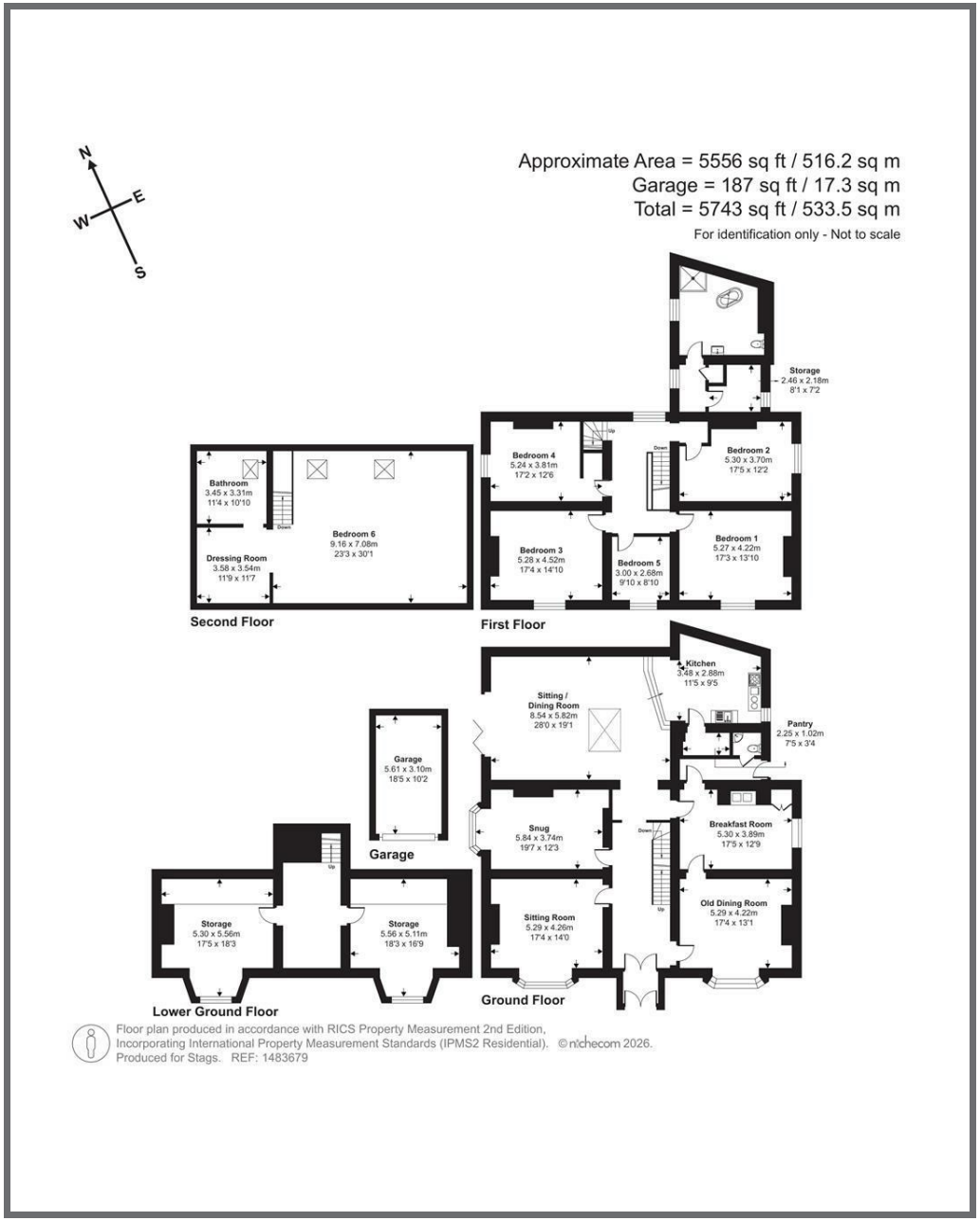




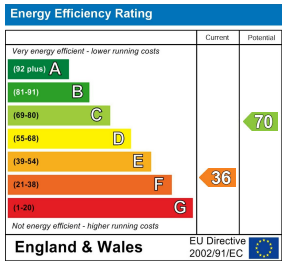


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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