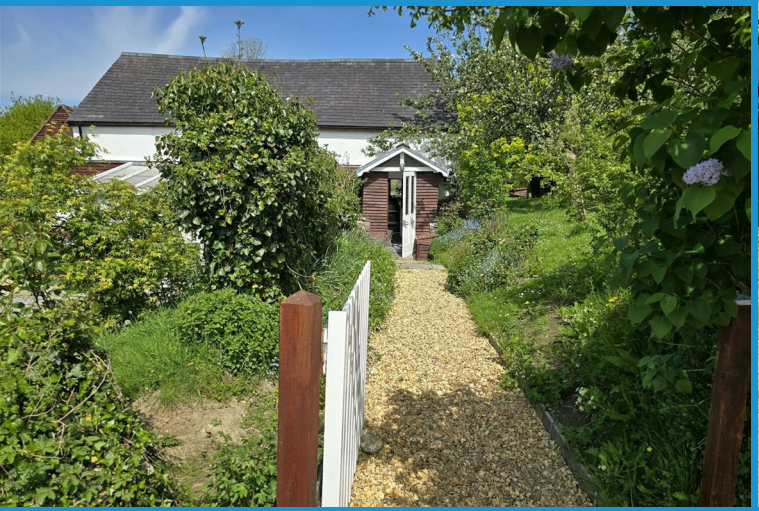
view property
Town • Country • Coast

The Old Farmhouse & Land | Lifton

The Old Farmhouse & Land | Lifton

Price Guide £425,000



AVAILABLE WITH NO ONWARD CHAIN

This beautifully situated 3 bedroom detached character property is set within a rural area with pleasant gardens, and parking, which form a unique and attractive farmstead setting. There is also a small paddock ideal for those with equestrian interests.

The property offers accommodation including an entrance porch, kitchen, spacious living room with wood burner, conservatory with downstairs toilet on the ground floor. On the first floor there are three bedrooms and bathroom, with storage cupboards. Externally, the property has ample parking for cars.

The Old Farmhouse offers an idyllic rural lifestyle surrounded by an attractive established garden with a wide range of plants and shrubbery. Furthermore, there is a vegetable plot with polytunnel, small orchard on one side and a small paddock perfect for a pony or somewhere to enjoy the pleasant position. To the rear is a courtyard area and part of an attractive stone barn perfect for storage.

Located off a no through road at the bottom of a tree lined driveway the area has plenty of space for children, animals and grown ups to relax and enjoy.

- CHARACTER PROPERTY
- RURAL LOCATION
- PLEASANT GARDENS
- OFF ROAD PARKING
- SMALL ORCHARD

Situation

The property is situated on the rural outskirts of Liftondown which is a small hamlet and the nearest village is Lifton, which boasts a range of amenities including a Village Store/Post Office, Parish Church, Public Houses, County Primary School, Doctors Surgery and the popular Strawberry Fields farm shop and restaurant. The ancient former market town of Launceston lies 3 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.

Directions

From Launceston head towards Lifton and through Polson and past The Rugby Club and follow the road which naturally leads into Liftondown. Take the left hand turn to Holsworthy and follow the road to the cross roads and drive straight over. Follow the country road along, the road arcs to the left and carry straight on and as the road turns to the right, take the road straight on signposted Carley for approximately half a kilometre and then take the first left where there is an open driveway and sign in the hedge Carley Barns. Proceed down to the bottom of the driveway and The Old Farmouse is on your right.

Entrance porch

Kitchen
16'0" x 6'5" (4.90m x 1.98m)

Living room
20'6" x 14'11" (6.25m x 4.55m)

Sun Room
11'8" x 8'5" (3.56m x 2.57m)

First floor landing

Bedroom 1
12'7" x 9'4" plus recess (3.84m x 2.87m plus recess)

Bedroom 2
10'7" x 9'10" (3.23m x 3.00m)

Bedroom 3
10'5" x 9'8" (3.20m x 2.97m)

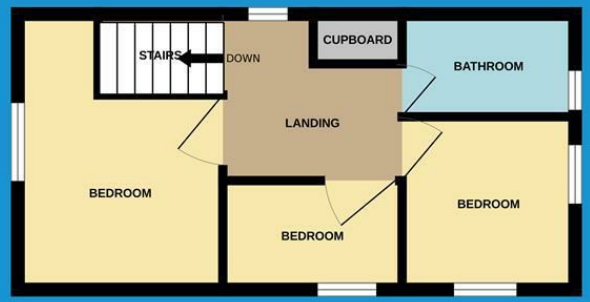
Bathroom
7'1" x 6'2" (2.18m x 1.88m)

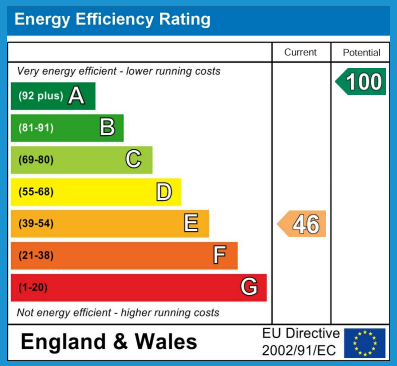
Services
Mains Electricity.
Shared Private Water and Drainage.
Council Tax Band A.

Agents Note
The property is accessed via a shared lane that leads down to the property. This lane does continue past the property for access for other properties.

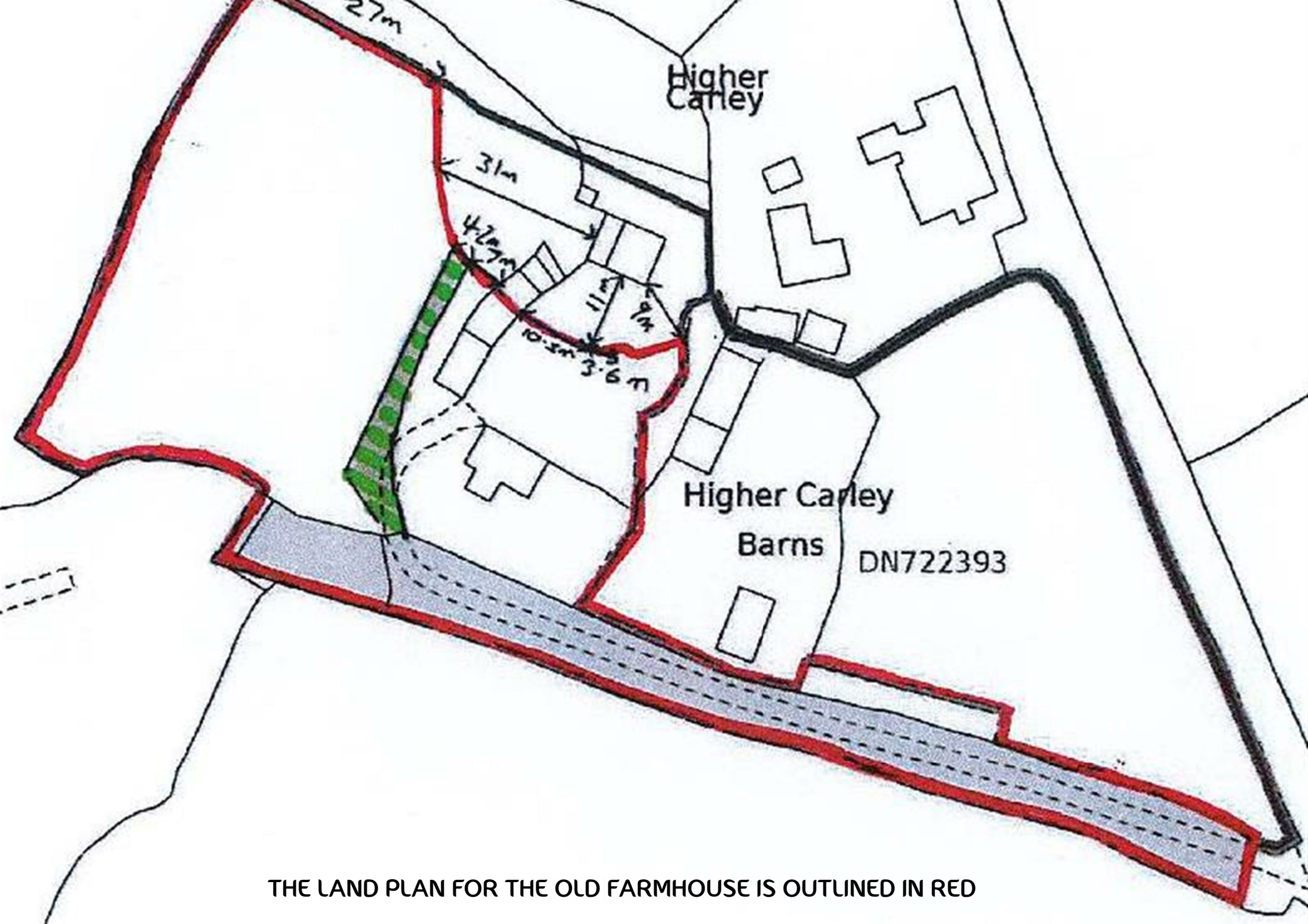
Ground Floor

First Floor





view property
Town • Country • Coast



THE LAND PLAN FOR THE OLD FARMHOUSE IS OUTLINED IN RED

The Old Farmhouse & Land | Lifton

The Property Ombudsman

view property

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.