



Beechwood House







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Station Road, Lifton, Devon, PL16 0AN

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

An impressive early 20th Century residence boasting over 6,000 square feet of accommodation set within a substantial level plot

- Beautiful Architectural Features
- Edge of Popular Village
- 3 Bedroom Integral Annexe
- Generous Front and Rear Gardens
- Tenure: Freehold
- Recently Refurbished
- 8 Bedroom House
- Private Driveway
- Impressive Room Sizes
- Council Tax Bands: G and A

Offers In Excess Of £600,000

Stags Launceston

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SITUATION

The property is situated in the thriving Devonshire village, Lifton. Renowned for it's convenient location on the edge of Dartmoor and only a short distance from the A30, Lifton is 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 Hotel.

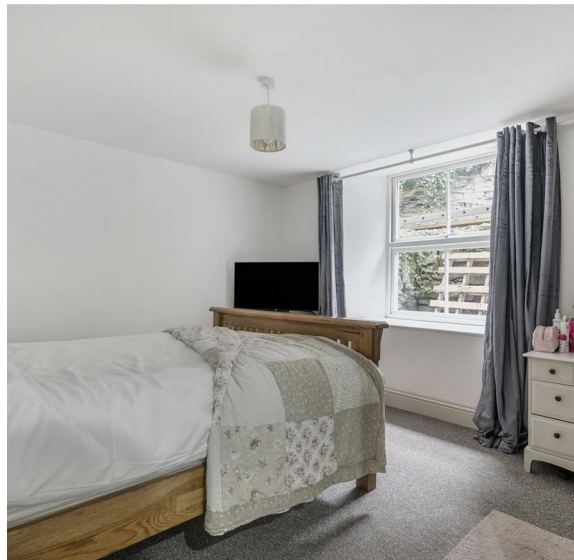
The historic market town of Launceston is less than 5 miles away with a wide range of amenities and facilities, whilst the A30 trunk road which connects the Cathedral cities of Truro and Exeter.

DESCRIPTION

A impressive detached residence with expansive accommodation and beautiful architectural features. Understood to have been originally constructed in 1917, the property was built using materials frequently used during the early 20th Century including stone walls with an asbestos slate hung exterior and a slate roof.

Many of the windows on the front and side elevations have been upgraded with uPVC double glazing, and stylish sash windows on the bays. Windows to the rear include wooden single glazing and the property briefly comprises an impressive 8 bedrooms with 3 reception rooms, a lower ground floor annexe and is being offered for sale with no onward chain.





ACCOMMODATION

The property has undergone a programme of extensive refurbishment to enhance its overall appeal including the installation of underfloor heating on the ground floor in the main house and the lower ground floor apartment. The main house showcases typical features of its time, including grand hallways with intricate cornicing, high ceilings and large bay windows, wide staircases and fireplaces in many of the rooms. There is an open plan kitchen/diner, with 2 generous reception rooms at positioned at the front of the house. There is a ground floor utility room and a cloakroom with a WC off the staircase. The first floor presents 3 impressive double bedrooms, serviced by a stylish family bathroom whilst the top floor offers 5 additional double bedrooms including 2 en-suites and a family shower room.

Accessed at the rear via a separate entrance on the lower ground floor, is a fully self contained annexe which offers a fantastic opportunity for multigenerational living, extended families or those looking to derive an income stream. This in brief comprises an open plan kitchen/breakfast room, 3 bedrooms, a sitting room housing an impressive fireplace and a fully fitted family bathroom.

OUTSIDE

The property is approached via a private driveway to a large turning space offering ample parking for 6+ vehicles, including trailers and horse boxes etc. There is a large level lawn with a fenced boundary to the front, with access via the driveway to the rear offering extra parking. The garden at the rear is fully enclosed, with a level lawn and stone outbuilding used as storage.

SERVICES

Mains water, electricity and drainage. Oil fired central heating in the main house, with underfloor heating on first floor and radiators throughout. Oil fired underfloor heating in the lower ground floor annexe, via separate oil boiler and woodburning stove. 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

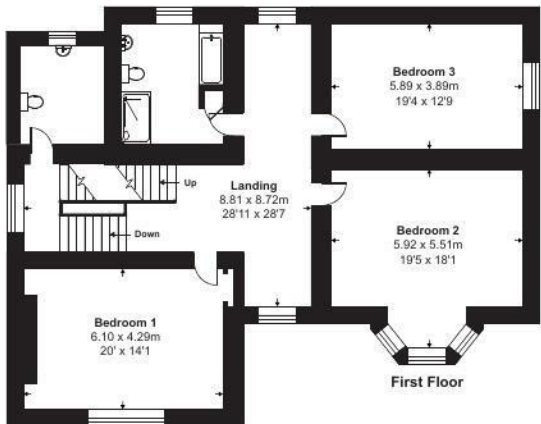
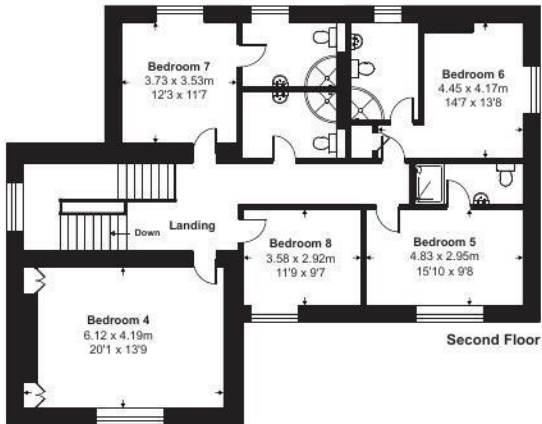
Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

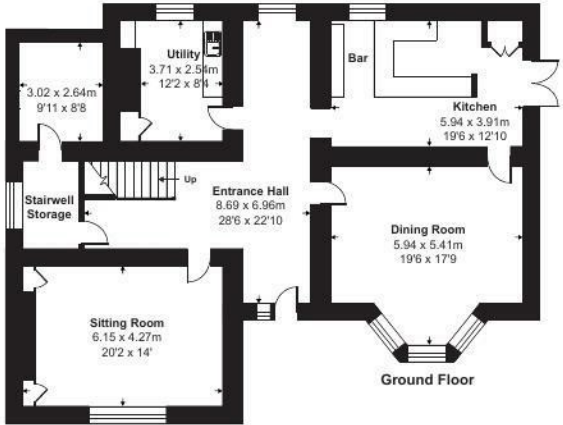
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Approximate Area = 6414 sq ft / 595.8 sq m

For identification only - Not to scale



KEY:
FLAT



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1350258



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

