





Enjoying a striking view over countryside towards Brentor is this individual detached home. Offering 4 double bedrooms and 3 bathrooms, this home is well presented throughout with a light and airy ground floor. Outside is a South Facing side and rear garden, ample driveway parking and a double garage. There is an EV charger connected.

You step into a spacious hallway with a staircase to the first floor and a ground floor cloakroom. The sitting room is a generous space with windows to 3 sides allowing in lots of natural light. French doors give access to the rear garden. Also overlooking the rear garden is a useful study/playroom and a separate dining with a door direct into the kitchen. The open plan kitchen/garden room is a fantastic size with plenty of eye and base level units together with various integrated appliances. There is large island unit's offering additional storage and preparation space plus a breakfast bar. Beyond here is a further triple aspect garden room with a pleasant view over the garden. Also on the ground floor is a utility room with a door into the large double garage.

On first floor are 4 double bedrooms and 3 bathrooms. The main bedroom is rear aspect with a picture window enjoying a fantastic view over the nearby fields towards Brentor. The bedroom offers plenty of space for furniture. A door opens into a generous front aspect en suite shower room. The guest bedroom is another rear aspect double, again with another en suite shower. The remaining double bedrooms share use of the family bathroom which has a matching suite including a shower over the bath.

The property is approached through 5 bar gates onto a sizable gravel driveway offering plenty of parking. The gravel area continues down the side of the property suitable for a caravan or motor home. Alternatively this area could be enclosed to create a large garden. The rear garden has an larger patio adjoining an area of lawn with a fence boundary overlooking a nearby field.



- Substantial individual detached home
- 4 double bedrooms (2 en suite)
- Flexible reception space with a generous sitting room

- South facing side and rear gardens
- Fantastic kitchen/breakfast room with access to the gardens

- Double garage with plenty of driveway parking
- Stunning views to the rear over fields towards Brentor
- Popular village location with good access

Situation

The popular village of Lewdown close to 3 popular market towns and within easy reach of the Cathedral city of Exeter. Lewdown is well served by local amenities including a public house, local shop and primary school. The nearby village of Lifton has a doctors' surgery, filling station, farm shop, restaurants and other businesses. The A30 provides good road links West into Cornwall and East into Devon and Exeter. With its central location in rural Devon Lewdown is well placed for walking, riding, sailing and other outdoor activities. Dartmoor National Park, the north and south coasts of Devon and Cornwall are all within easy reach.

Directions

The postcode to the property is EX20 4BS. From Launceston, take the A30 towards Okehampton and take the exit signposted Liftondown. Drive through the village of Lifton and continue for some 4 miles and you will approach Lewdown. The property will be seen on your right hand side before the War Memorial.





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Entrance Hallway

14'5" x 10'8" (4.40m x 3.26m)

Sitting Room

24'7" x 13'9" (7.50m x 4.20m)

Kitchen / Breakfast Room

21'7" x 11'9" (6.60m x 3.60m)

Utility Room

7'10" x 7'6" (2.40m x 2.30m)

Dining Room

11'9" x 9'10" (3.60m x 3.00m)

Study

9'2" x 6'10" (2.80m x 2.10m)

Cloakroom

7'6" x 3'7" (2.30m x 1.10m)

First Floor

Landing

19'3" x 2'11" (5.87m x 0.89m)

Bedroom 1

18'0" x 13'9" (5.50m x 4.20m)

En-Suite

13'1" x 6'6" (4.00m x 2.00m)

Bedroom 2

13'9" x 9'10" (4.20m x 3.00m)

En-Suite

9'6" x 3'3" (2.9m x 1.0m)

Bedroom 3

12'1" x 9'10" (3.70m x 3.00m)

Bedroom 4

12'1" x 9'10" (3.70m x 3.00m)

Bathroom

9'10" x 6'2" (3.00m x 1.90m)

Double Garage

20'0" x 19'0" (6.10m x 5.80m)

Services

Mains Electricity, Water and

Drainage.

Air Source Central Heating

Council Tax Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	84	
(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

Ground Floor



First Floor







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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.