



Crosstown Barn Lifton  
Devon



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Stunning 4 bedroom detached barn conversion with an additional 2 bedroom detached barn, with around 1.35 acres of land and wonderful views over the surrounding countryside. The properties are set in a private rural location with an expansive driveway with a turning circle and an attached double garage/workshop. The well-tended gardens wrap around the rear and sides of the property and feature a pond, extensive patio, two hot tubs and wonderful country views.

The properties have been converted to a high standard and the principle property features a spacious open-plan kitchen and dining room providing the ideal family and social space, alongside a living room with a wood burner and double doors to the garden taking full advantage of the views. The kitchen itself is a real feature of the property with granite work surfaces with a Belfast sink and solid wooden doors.

Both properties have hardwood double glazed windows alongside oil fired central heating. There was previously planning permission which has now lapsed to extend the living room which would take full advantage of the views.

The first floor consists of 4 bedrooms which are all a good size and take full advantage of the views to the rear. Two bedrooms have en-suites and fitted wardrobes. There is also a family bathroom.

The second barn features reverse level accommodation with a first floor living room and kitchen which has an expansive picture window at the rear which again offers far reaching rural views. The ground floor has 2 double bedrooms with one being en-suite alongside a shower room.

Externally there is ample off-road parking alongside the garage/workshop which could be a gym/hobbies room and the log cabin. The grounds wrap around the rear and side of the property and border open fields, and the 2 bedroom barn has its own private garden.

There is also an additional timber chalet which has been used as an Airbnb unit in conjunction with the annex.



### Situation

The property is situated a short distance from the heart of the village of Lifton, which boasts a range of amenities including a Village Store/Post Office, Parish Church, Public Houses, County Primary School, Doctors Surgery to name but a few. The ancient former market town of Launceston lies 5 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

The postcode for the property is PL16 0HD. What Three Words 'major.shortens.gazed' will take you to the property. Drive from Launceston towards Lifton via Kensey Hill and through Polson and past the Rugby Club. Continue as the road naturally leads into Liftdown and drive through the village and then into Lifton village. Continue through the village and turn right towards Chillaton and follow this road past Ambrosia and over the bridge and continue along where you will see the entrance to the property on your left hand side.

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**Entrance porch**

**Kitchen/Dining room**  
34'6" x 15'1" max (10.54m x 4.62m max)

**Utility room**  
7'1" x 4'7" (2.18m x 1.40m)

**Reception hallway**

**Cloakroom**  
7'1" x 3'8" (2.16m x 1.12m)

**Living room**  
14'11" x 14'4" (4.55m x 4.39m)

**First Floor**

**Bedroom 1**  
14'0" x 10'0" (4.27m x 3.07m)

**En-suite**

**Bedroom 2**  
14'9" x 9'3" (4.52m x 2.84m)  
2.84m extends to 3.88m

**En-suite.**

**Bedroom 3**  
11'3" x 11'1" (3.43m x 3.40m)

**Bedroom 4**  
11'3" x 10'9" (3.45m x 3.30m)

**Bathroom**  
10'11" x 6'4" (3.35m x 1.95m)  
3.35m narrows to 2.59m

**Annexe**

**Entrance hallway**

**Bedroom 1**  
13'11" x 10'11" (4.26m x 3.35m)  
4.26m narrows to 3.30m  
3.35m narrows to 2.77m

**En-suite.**

**Bedroom 2**  
10'7" x 10'5" (3.23m x 3.20m)

**Shower Room**

**First Floor**

**Living Room/Kitchen**  
28'10" x 15'7" (8.79m x 4.75m)

**Double Garage**  
27'3" x 10'0" (8.33m x 3.07m)

**Timber Chalet**

Could be utilised as a studio, gym or workshop.

**Room 1**  
20'11" x 10'0" (6.40m x 3.05m)

**Room 2**  
10'0" x 8'11" (3.05m x 2.74m)  
2.74m narrows to 1.52m

**Driveway**

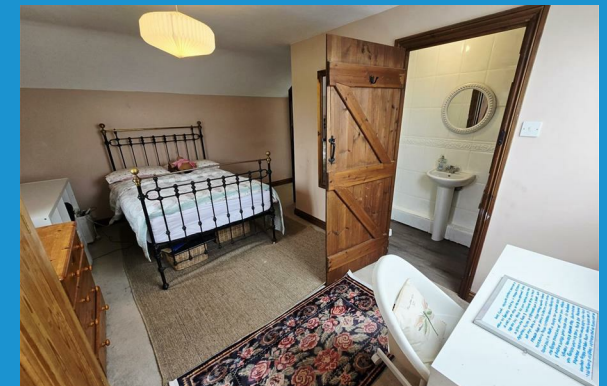
The property is approached via a gravelled driveway which splits to the neighbouring property and then continues to Crosstown Barn.

**Agents note**

There is a hot tub with the annex and a fitness spa swimming pool with the main property.

**Services**

Mains Electricity and Water.  
Private drainage.  
Oil Fired Central Heating.  
Council Tax Bands G and C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			90
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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