



4 Warracott Court Chillaton
Chillaton | Lifton Devon

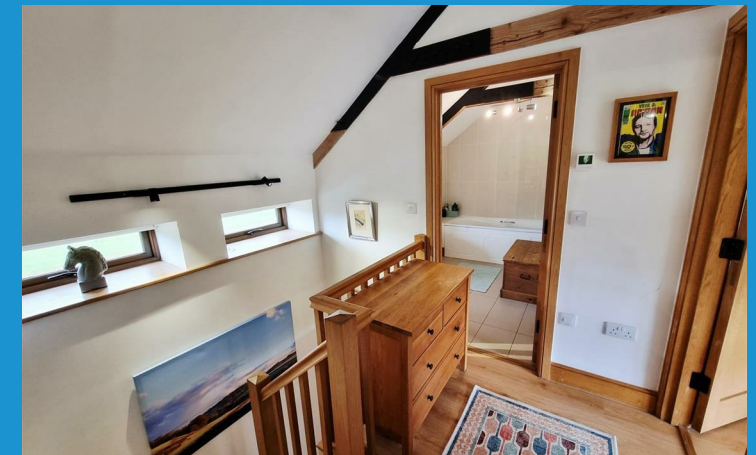


4 Warracott Court is a pretty, bright and spacious two double-bedroom, three-bathroom semi-detached barn conversion in the heart of the West Devon hills - one of 13 properties in the exclusive Warracott Barns Development.

Visitors enter through the bespoke oak front door - one of many charming period touches. The open plan kitchen and breakfast room feature a range of wall and base units with solid wood worktops and space for a family dining table. The dual aspect lounge has French doors to the garden and its spectacular views. Also off the kitchen, a utility room leads to a separate cloak including WC. All downstairs rooms enjoy underfloor heating.

At the head of the solid oak staircase is a bright and airy landing, with two unique windows looking out over fields. The main double bedroom adjoins an ensuite with shower, sink and WC. The second bedroom is also a double, next to the family bathroom with WC, bath, over bath shower and sink. All upstairs rooms have vaulted, beamed ceilings - a reminder of the building's history.

To the side of the house there is a low maintenance garden laid to patio and gravel offering truly spectacular views across the rolling green fields of the Lyd Valley. In the courtyard to the front there is private parking for up to three cars.



Situation

Bordering the beautiful Tamar Valley, Werracott is a five-minute drive from the village of Lifton, with its shop, school, pubs and fine dining. It's also perfectly placed between the ancient market towns of Launceston in Cornwall and Tavistock in Devon - a 15-minute drive to each with their vibrant independent shops, cafes and restaurants. The wonders of Dartmoor are also only a 10-minute drive, while the beaches of Cornwall and Devon's north coast are just 40 minutes away.

Directions

The property postcode is PL16 0HE. What3words: King. Sideboard. Blown. From Launceston proceed out of town via Kensey Hill following the signposts to Lifton and driving through Polson and Liftondown. Driving through Lifton village and into Tinhay. Turn right at the Ambrosia Creamery sign posted Tavistock and continue on that road for approximately for 3 miles turn left sign posted Tavistock and Chillaton. Proceed along this road and down the hill and as the road bares then left then right you will see the development on the right hand side.

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Entrance Hallway

Kitchen / Breakfast Room
 14'8" max x 12'8" (4.48m max x 3.87m)
 3.87m narrows to 2.93m

Living Room
 15'5" x 10'2" (4.70m x 3.12m)
 3.12m narrows to 2.61m

Utility Room
 5'6" x 5'3" (1.69m x 1.61m)

Cloakroom
 5'2" x 2'11" (1.60m x 0.90m)

First Floor

Bedroom 1
 11'0" x 9'10" (3.37m x 3.02m)
 3.02m narrows to 2.62m

En-Suite
 8'5" x 4'2" (2.59m x 1.28m)

Bedroom 2
 15'3" x 7'11" (4.66m x 2.42m)
 2.42m narrows to 1.85m

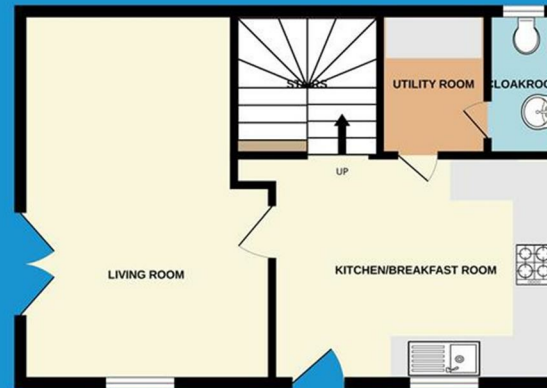
Bathroom
 9'0" x 7'1" (2.75m x 2.18m)

Services
 Mains Electricity.
 Private Drainage & Water.
 Council Tax Band C.

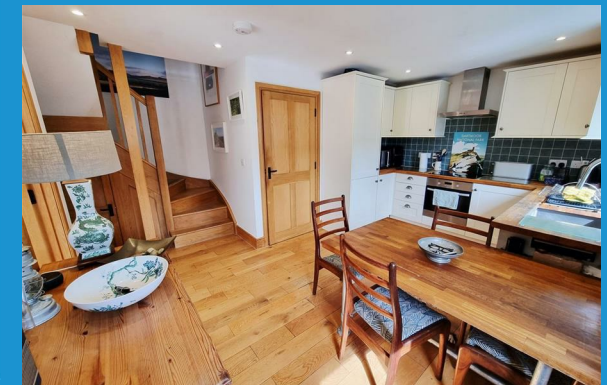
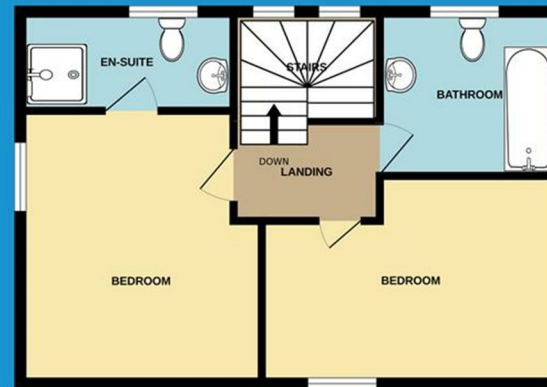
Agents Note
 Management Charge - £1650.84 per year.
 Biomass (Heating & Hot Water) - £1124.06 per year.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(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



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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