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Liftondown | Lifton



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Price Guide £415,000







This individual detached home sits in a generous plot with gardens to the front and rear. There are 3 bedrooms, 2 bathrooms and a front to rear Kitchen/dining room. There is an over-sized double garage with attached workshop which has scope to be converted into additional accommodation or annexe (subject to planning permission).

You step into a porch which opens into the hallway with stairs to the first floor and a ground floor WC. The sitting room overlooks private and enclosed rear garden. To one side is a multi fuel wood burner housed in a fireplace. Double doors open into the front to rear kitchen/dining room. The kitchen area has a range of eye and base level units with a peninsula island overlooking the generous dining space. French doors lead out into a double glazed conservatory with a pleasant view over the rear garden.

On the first floor are 3 bedrooms and 2 bathrooms. The main bedroom is rear aspect and has a range of floor to ceiling mirror fronted wardrobes. A door takes you through to the en suite shower room. Bedroom 2 is another rear aspect double bedroom and bedroom 3 is a generous single. The family bathroom has a matching 3 piece suite with a shower over the bath.

The property is approached through double gates onto a tarmac driveway for numerous vehicles. To one side is an area of lawn flanked by mature shrubs and plants. Adjoining the property is an over sized double garage with power and light connected plus an electric up and over door. The Garage is perfectly suited to those wanting somewhere to have a workshop, storage of classic cars or indeed converting the space into an annexe (subject to planning). Adjoining the garage is a workshop area. The rear garden is level and majority enclosed and primarily laid to lawn. The garden is in a southerly aspect enjoying most of the days sun.







Situation

Liftondown is a small hamlet on the edge of Lifton close to an award winning farm shop, village store/post office, etc. The nearby market towns of Tavistock, Okehampton and historic town of Launceston offer a further range of retail outlets, entertainment and community hospitals as well as secondary education. Access to the A30 provides swift access to Exeter and the M5 motorway network beyond as well as further into Cornwall. Within a comfortable drive is Plymouth where you will find shopping facilities, popular restaurants, The Theatre Royal, wonderful walks on the Hoe, superb views over the Sound and regular ferry services to France and Spain. It also has Derriford, the region's main hospital.

Directions

The postcode to the property is PL16 0DB. From Launceston follow the signposts to Lifton and leave the town via Kensey Hill and through Polson and past the Rugby Ground. Follow this road and as you enter Liftondown turn left signposted Holsworthy. After a short distance you will come to a cross junction and take the right turning. Continue ahead and you will see the property on your right hand side.









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Entrance Hallway

Sitting Room
13'10" x 12'9" (4.24m x 3.90m)

Kitchen / Diner
19'8" x 13'0" (6.01m x 3.98m)

Conservatory
12'9" x 12'5" (3.89m x 3.8m)

W/C
6'6" x 2'6" (1.99m x 0.78m)

Garage
33'2" x 20'6" (10.12m x 6.25m)

First Floor

Bedroom 1
13'8" x 8'7" (4.19m x 2.62m)
Excluding Wardrobes

En-Suite
7'10" x 6'1" (2.41m x 1.87m)

Bedroom 2
11'4" x 10'9" (3.47m x 3.28m)

Bedroom 3
11'5" x 7'7" (3.48m x 2.32m)

Bathroom
8'5" x 7'6" (2.59m x 2.29m)

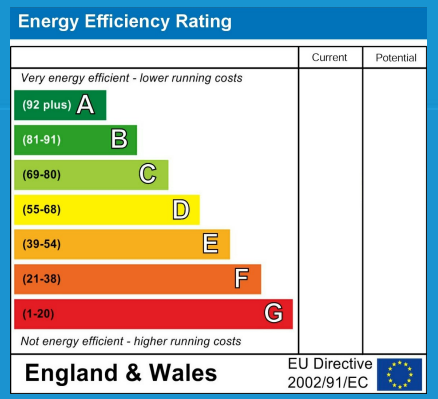
Services
Mains Electricity, Water and Drainage.
Central Heating Type - Oil
Council Tax Band D

Ground Floor



First Floor







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The Property Ombudsman

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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.