

Cyjay

Liftondown | Lifton

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Guide Price £325,000







NO ONWARD CHAIN. An attractive 3 bedroom detached house with enclosed landscaped gardens and spacious off road parking within walking distance of a superb local village with an award winning farm shop and restaurant.

You enter the property into a light and airy hallway with solid slate floors which benefit from the convenience of underfloor heating. A staircase with a vertical feature window gives access to the first floor. Leading off the ground floor is a modern WC, understairs storage cupboard housing combi boiler, sitting room and kitchen/dining room. The sitting room is dual aspect with French doors leading out to the garden providing the perfect entertaining space during summer evenings with a multifuel wood burner and a feature textured stone chimney breast. The kitchen/dining room has been refitted together with integrated appliances and attractive splashback wall tiles and lighting. This triple aspect room has ample space for a dining table in front of the French doors which gives access to the side garden.

On the first floor are three bedrooms and a family bathroom. The main bedroom has windows to the front and rear and is a generous size offering space for a dressing area. Bedroom 2 is rear aspect and is a comfortable double guest bedroom. Finally bedroom 3 is a front aspect single bedroom or study. The superbly updated bathroom has a contemporary three-piece matching suite together with shower over the bath, shower screen and heated towel rail.

The gardens can be found to the side and rear of the property. The rear garden is level and has been landscaped with low maintenance gardening and entertaining in mind. Beside the French doors is an outside dining area with wooden decking. To one side of the garden is a workshop with a covered recess ideal for a hot tub. From the rear garden there is gated access to the side, which is also laid to gravel. Here there is the oil tank and a useful log store, with gated access to the front.







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 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 the property will be seen on your left hand side.

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Entrance Hallway

Living Room
17'7" x 9'10" (5.37m x 3.02m)

Kitchen / Dining Room
17'7" x 9'11" (5.37m x 3.03m)

WC
5'11" x 2'11" (1.82m x 0.91m)

First Floor

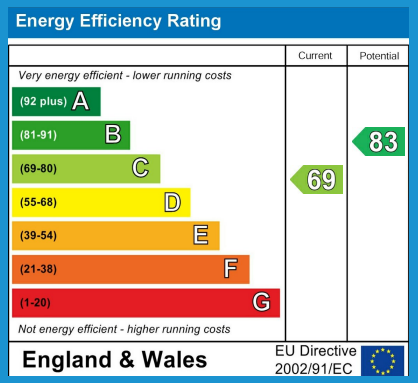
Bedroom 1
17'7" x 9'11" narrows to 7'6" (5.38 x 3.03 narrows to 2.29)

Bedroom 2
11'0" narrowing to 7'1" x 10'0" narrowing to 6'3" (3.37 narrowing to 2.18 x 3.05 narrowing to 1.91)

Bedroom 3
9'11" x 6'2" (3.04m x 1.90m)

Bathroom
8'2" x 5'10" (2.49m x 1.78m)

Services
Mains Electricity, Water & Drainage.
Oil Fired Central Heating, with underfloor heating on the ground floor.
Council Tax Band C.

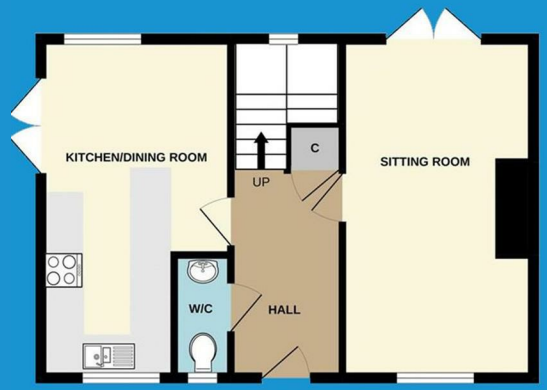








Ground Floor



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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