



LIFTONDOWN

O.I.R.O. £360,000

Fantastic Refurbishment Opportunity!

 3-4 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: G (12)

**MILLER**
TOWN & COUNTRY



- » Attached Barn Conversion
- » Requiring Refurbishment
- » Approximately 3.8 Acres
- » Field & Small Paddock
- » Idyllic Semi-Rural Location
- » On Devon/Cornwall Border
- » Additional Land Available by Separate Neg.

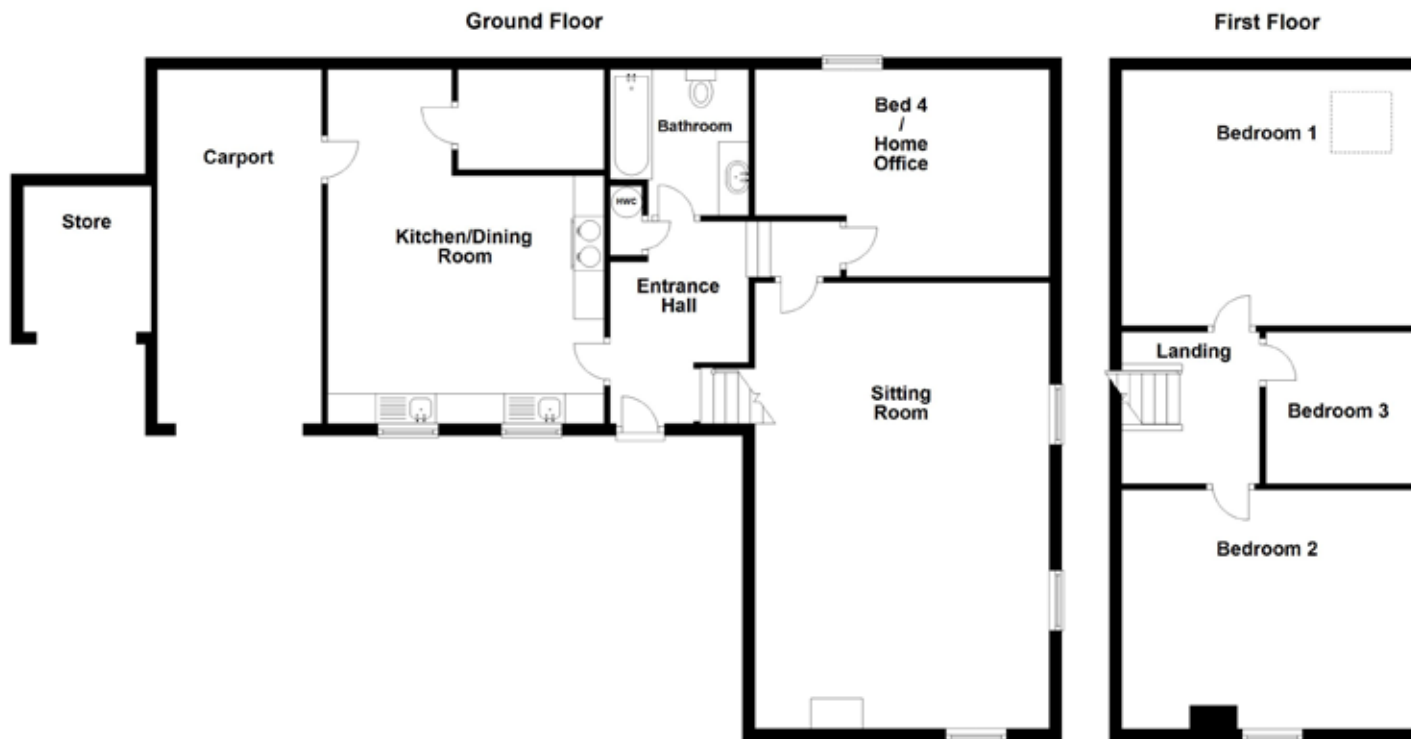
The Property

Fantastic refurbishment opportunity in an idyllic rural setting! This split level four bedroom attached stone barn is situated within a small courtyard development just outside the village of Lifton. There currently is parking to the front and rear and an open courtyard to the rear that could be fenced and landscaped to create a good size garden area if required. The property is believed to have been converted in the late 1980's and finished around 1990 to 1991, and is in need of refurbishment and modernisation, but could be dealt with one room at a time. Across the access lane is a useful body of ground of approximately 3.6 acres with a good size paddock and also a further small holding paddock/potential stable yard (subject to the necessary consents.)



Location

The property is situated just outside the village of Lifton, close to the Devon/Cornwall Border. The towns of Launceston, Tavistock and Okehampton are within easy reach, and the property is a relatively short drive away from the A30 Corridor, putting the cities of Truro and Exeter within easy striking distance by car. The south and north coasts are also a 30-40 minute drive away offering sandy beaches and superb coastal walks.



Schematic floor plan. Not to scale. Measurements are approximate.
Plan produced using PlanUp.

Accommodation

Ground Floor

Entrance Hall 6'6" x 11'0"

Kitchen/Dining Room 15' x 19'8"

Sitting Room 24'3" x 16'11"

Bedroom 4/Home Office 15'10" x 11'2"

Bathroom 7'6" x 7'11"

First Floor

First Floor Landing 8'3" x 7'5"

Bedroom 1 13'11" x 15'11"

Bedroom 2 13'3" x 16'1"

Bedroom 3 8'2" x 8'3"

Outside

Car Port 8'11" x 20'1"

Store 6'10" x 9'2"

There is parking to the front for two cars and access to the adjoining carport and store. To the rear is a generous area of yard which the current owner has utilised for extra parking but could be fenced in to create a generous garden area. Across the access lane is a further area of land currently utilised as a good size paddock and a smaller holding paddock/yard area, totalling approximately 3.6 acres. There is a separate private lane access to this land off the main road for those needing to get vehicular access to the land which will be sold with the property.

Services: Mains Electricity & water. Shared private drainage with one neighbour. Oil heating (partial).

Council Tax Band: C



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VIEWING:

Strictly through the vendor's sole agents

Tavistock 01822 617243

Okehampton 01837 54080

Council Tax Band: C

CONSUMER PROTECTION FROM UNFAIR

TRADING REGULATIONS 2008:

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

