KIVELLS

The Pillars

Lifton, Devon, PL16 0AN



The Pillars

Station Road, Lifton, Devon, PL16 0AN

Guide Price: £185,000

Three bedroom semi - detached house

Retaining many characterful features throughout

Enclosed garden, garage and parking

Located within the popular village of Lifton, with a range of amenities

Offered for sale with no onward chain

EPC - F



Description

semi-detached cottage

An excellent opportunity to purchase a semi-detached cottage situated within the popular village of Lifton. The property retains a wealth of its original character and features throughout and is offered for sale with the benefit of no onward chain. The accommodation briefly comprises an entrance hall, reception room, living room, kitchen and utility room. To the first floor are three bedrooms, including a master bedroom with en-suite facilities, together with a family bathroom. Externally, the property benefits from a front garden, rear courtyard and a gravelled area providing off-road parking, along with access to a garage and separate boiler room.

Lifton is a favoured village in West Devon close to the border with Cornwall. Nearby, but out of sight is the A30 dual carriageway spine road for the two Counties providing ease of travel westwards into Cornwall or eastwards to the City of Exeter with M5 motorway link, intercity rail link and international airport. Lifton has ease of access to the town's of Launceston, Okehampton and Tavistock by good local roads. Within the village of Lifton is a range of amenities including village hall, church, post office / convenience store, doctor surgery, veterinary practice, popular public house, country hotel and a prize winning farm shop. Most of these amenities are within easy walking distance of the property which is close to the heart of the village. In all directions from the property there is scenery of outstanding natural beauty. To the north are the rugged coasts of North Cornwall and North Devon famed for surfing beaches and quaint former fishing villages. To the west are the wide open spaces of Bodmin Moor ideal for walking and riding. To the east is the Dartmoor National Park and running southwards to the stunning Plymouth Sound is the county boundary River Tamar steeped in 18th Century mining history and renowned for salmon fishing.



Accommodation

The Room Guide

DINING ROOM / RECEPTION ROOM:

Entrance via wooden door. Window to the front elevation with wooden window seat. Stairs rising to first floor with under stairs storage cupboard, tiled flooring, fireplace with painted exposed stone, clome oven and wood burner sat on slate hearth. Space for dining room table.

LIVING ROOM:

Window to the front elevation with wooden window seat. Two built-in shelves, radiator, LVT flooring and fireplace with painted exposed stone, clome oven and wood burner sat on slate hearth. Door into:-

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KITCHEN:

Two windows with slate sills to the rear elevation and wooden door to the rear. Galley style kitchen with freestanding units having Belfast sink and mixer tap, double Belling oven, space for washing machine and dishwasher. Slate flooring, radiator and spotlights.

UTILITY ROOM:

Window to the rear elevation with obscure glass and slate sills. Base unit with inset stainless steel sink and mixer tap, space for washing machine and fridge / freezer. Vinyl flooring and spotlights.

FIRST FLOOR LANDING:

Doors leading to all first floor rooms. Carpet, loft hatch, spotlight and door into built-in storage cupboard.







Accommodation

The Room Guide

MASTER BEDROOM:

Window to the front elevation with wooden sill. Carpet, exposed beams, spotlights, radiator, exposed stone wall and radiator. Space for double bed and bedroom furniture. Door to:-

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EN-SUITE:

Large walk-in shower with electric shower, glass screen and floor to ceiling tiles, close coupled W.C. and wall hung sink with shelving below. Vinyl flooring, heated towel rail and spotlights.

BATHROOM:

Two obscure windows to the rear elevation with slate sills. Panel enclosed bath with separate taps, glass screen and shower above, close coupled W.C. and sink with mixer tap and cupboard below. Exposed beam, wooden flooring and spotlights.

BEDROOM THREE:

Window to the rear elevation with wooden sill. Carpet, pendant light, exposed beam and radiator.

BEDROOM TWO:

Window to the front elevation with wooden sill. Wooden flooring, exposed wooden beam, radiator and pendant lights. Door into storage cupboard. Space for double bed and bedroom furniture.

BOILER ROOM:

To the side of the property housing the boiler.



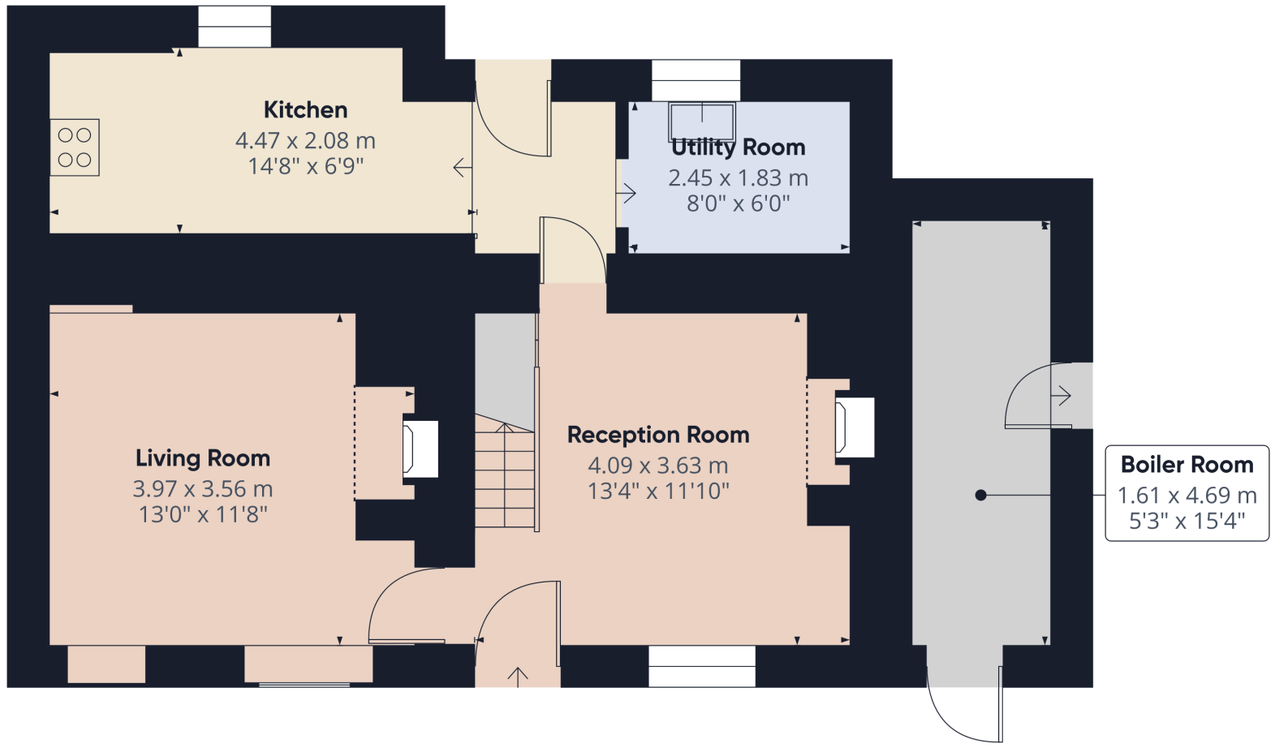




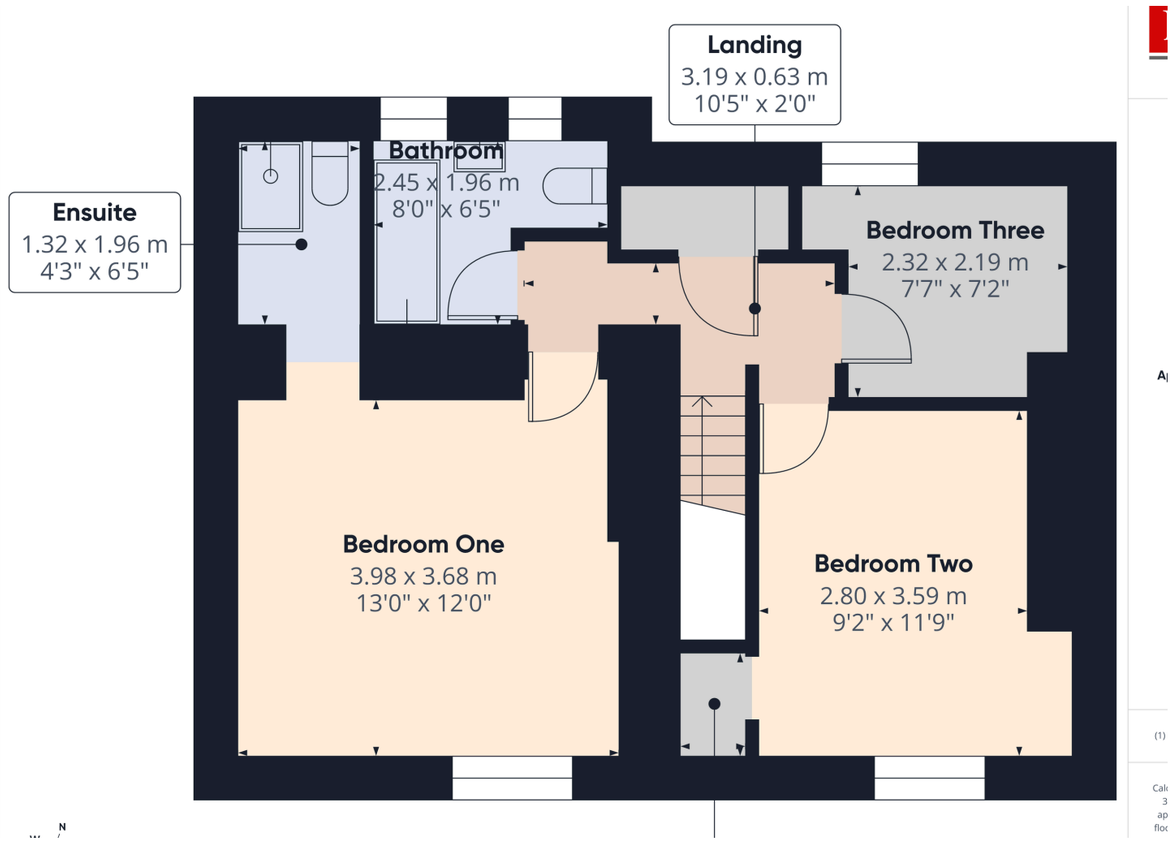
Floor Plan

See The Layout

Ground Floor



First Floor



Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains Electric | Mains Drainage | Oil Fired Central Heating

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VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

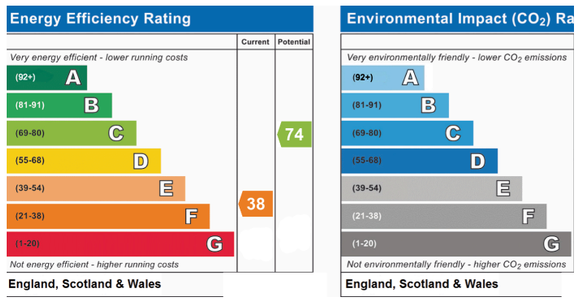
Virtual Tour available on request.

DIRECTIONS:

What3words: /// pumpkin.rubble.litigate

EE RATING: F

COUNCIL TAX BAND: B



Outside

A pedestrian wooden gate opens onto paved path leading to the front of the property with a small area of grass. To the rear there is a courtyard area. Double wooden gates lead to gravelled area providing parking for two cars.

GARAGE:

Up and over door. Separate uPVC pedestrian door. Space for one car. Electricity connected.



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