



## TOWN FARM

O.I.R.O £425,000

Four Bedroom Period House with Annexe and Large Gardens

 5 Bedrooms

 3 Bathrooms

 3 Reception Rooms

 EPC Rating: E (54)

MILLER TOWN & COUNTRY  
exp UK





- » 4 Bedroom Cottage & 1 Bed Annexe
- » Two Garage Workshops
- » Ample Parking
- » Large Gardens
- » Close to Village Amenities
- » Double Glazed - Electric Heating
- » Easy Access to Launceston & Tavistock

## The Property

This deceptive and much loved four bedroom period house and separate annexe is situated in the heart of the popular village of Lifton. The property benefits from three reception rooms, kitchen and cloakroom/WC on the ground floor with four double bedrooms and a large family bathroom on the first floor. There is a separate annexe cottage with kitchen/breakfast room, sitting room and shower room/WC on the ground floor and a large double bedroom on the first floor. This could be utilised as a home office, additional accommodation or for a dependant relative and or income stream if required. The cottage has its own outside space with a paved sun terrace.

## Location

The property sits in the heart of Lifton, within walking distance of a wide range of amenities such as primary school, shop and post office, doctors surgery and church, as well as a bar and restaurant. At the top of the village is Lifton Strawberry Fields, a large and busy farm shop, cafe and restaurant. The Village is located a short drive from the A30 Corridor and has easy access to Launceston and Tavistock.



## Accommodation

The accommodation flows well with all three reception rooms offering pretty stone fire places and the snug, a woodburning stove. There is a good sized cottage styled kitchen on the ground floor. The owners have undertaken a good degree of modernisation and updating over recent years, but have tried to maintain much of the original character and charm. Internal walls have been insulated and the roof has been overhauled. The sitting room and snug have previously been opened up into one large reception room however, it is currently divided by a stud partitioned wall that could be simply removed if desired to create a more open plan living space. The cottage annexe is separate from the main house and offers the opportunity for two family occupation/ spacious home office.



## Town Farm



Not to Scale. Produced by The Plan Portal 2024  
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## Ground Floor

Dining Hall 16'9" x 12'5"

Kitchen 15'5" x 8'9"

Living Room 12'4" x 12'4"

Snug 12'7" x 10'4"

Cloakroom/WC 3'11" x 2'10"

## First Floor

First Floor Landing 5'4" x 13'9"

Bedroom 1 9'6" x 12'6"

Bedroom 2 8'11" x 12'7"

Bedroom 3 12'4" x 8'7"

Bedroom 4 6'11" x 9'0"

Bathroom 12'9" x 8'8"

## Annexe (The Cottage)

Sitting Room 17'11" x 10'2"

Kitchen 11'10" x 9'6"

Shower Room 6'9" x 7'10"

Bedroom 1 18'8" x 10'3"

## Services:

Mains electricity, water, drainage. Mains gas available in the village but not connected.

**Council Tax Band:** B & A (annexe)

**Tenure:** Freehold









## Outside

A timber five bar gate leads to a parking area to the side of the property suitable for several cars. There are two garage/workshops. To the rear is a large sun terrace and patio with access to the house and the annexe. Beyond this is a larger lawn garden with two greenhouses, planted beds and shrub borders as well as a selection of fruit trees. A break in the conifer hedge leads to a further area at the far end of the garden.









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