



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Ross Niga, 2 Station Road  
Lifton  
PL16 0AN

**Asking Price £215,000**



Changing Lifestyles

01822 600700  
Tavistock@bopproperty.com

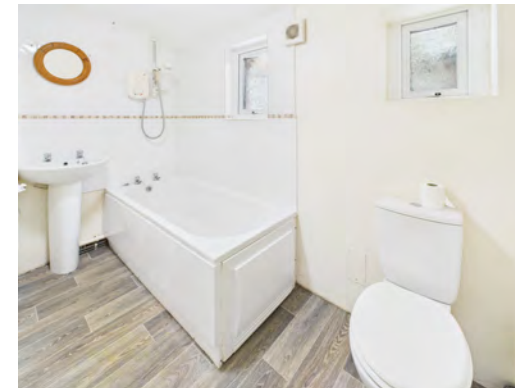
A charming character cottage, ideally situated within easy reach of the bustling towns of Tavistock, Launceston, and Okehampton. This delightful home offers a wonderful blend of traditional features and rural charm, perfect for those seeking a peaceful lifestyle while remaining well connected to local amenities.

Upon entering the property, you are welcomed into a country-style kitchen, complete with slate flagstone flooring country units and space for a dining table. A door leads through to a well-appointed downstairs bathroom, while the kitchen also opens into a cosy living room, featuring a woodburning stove—ideal for creating a warm and inviting atmosphere during the colder months.

Upstairs, the first floor offers two generously sized double bedrooms, both filled with natural light and enjoying pleasant views of the surrounding countryside.

Externally, the property benefits from ample off-road parking, providing convenience and practicality. A small gravelled garden offers a low-maintenance outdoor space, ideal for enjoying morning coffee or evening relaxation. There is also a useful garden shed/store, perfect for storage or hobbies.

This characterful cottage presents an excellent opportunity for those looking to embrace village life, whether as a full-time residence, weekend retreat, or investment property. Early viewing is recommended.



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

**PLEASE NOTE** Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

**Consumer Protection Regulations:** We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01822 600700  
Tavistock@bopproperty.com