



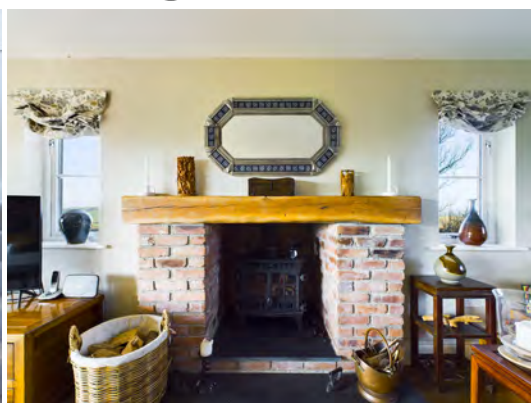
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Hornbrook House, Kelly, Lifton, PL16 0HL



**Asking Price - £980,000**



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01822 600700



# Hornbrook House, Kelly, Lifton, PL16 0HL



- Impressive Detached Home In an Elevated Position
- Enjoying Far Reaching Views
- Offering Four Double Bedrooms
- Four Reception Rooms
- Spacious & Versatile Accommodation Throughout
- Three Bathrooms
- Ample Off Road Parking & Detached Garage
- Circa 5.5 Acres in Total
- Array of Additional Outbuildings
- Close to Local Amenities



Occupying a commanding and elevated position with no immediate neighbours and affording far reaching views from every direction. This aspirational home was originally built in 2010 and like most self-build homes there has been no lack of attention to detail and offers comfortable and spacious accommodation throughout.

Whilst this architecturally designed home appears to look traditional from its front façade there is the perfect blend of modern and contemporary features including underfloor heating throughout the whole residence, a ground source heat pump complemented with solar thermal panels serving the hot water system.

This should not be overlooked as it contributes to reduced running costs and creates a very energy efficient home.



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# Location:

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Located a short distance from the sought after village of Lifton, close to the various amenities including primary school, church, a public house, two hotels, doctors surgery/ dispensary, post office / store, community centre and award winning farm shop. The property is within a few minutes drive of east and west access onto the A30 dual carriageway and given Lifton's location on the Cornwall / Devon border provides superb communication east and west. The nearby former market town of Launceston (4 miles) and World Heritage town of Tavistock (6 miles) provides a fuller range of social, commercial and shopping facilities and beyond, Plymouth (32 miles), provides continental ferry port and intercity rail link. To the east of Lifton via continuous dual carriageway the cathedral city of Exeter (39 miles) provides intercity rail link, international airport and M5 motorway link. In all directions from Lifton there is scenery of outstanding natural beauty. To the north the rugged coastline of North Cornwall and North Devon features surfing beaches and quaint former fishing villages. To the west, the open spaces of Bodmin Moor provide superb walking and riding and to the east is Dartmoor National Park. Running south from Lifton the river Tamar valley steeped in 18th Century mining history is famed for Salmon fishing and country sport activities.







## Internal Description:

The moment you pass through the oak porch and into an inviting entrance hallway, you are greeted with a real sense of space and light an airy accommodation. There is a triple aspect living room with brick inglenook style fireplace housing a wood burner and French doors to the rear leading onto a paved area under a veranda running along the rear of the property. As you continue through the entrance hallway there is useful storage and a separate office or occasional ground floor bedroom.

As the saying goes 'a kitchen is heart of the home' and this is the case for this home. It's where your day begins and is the social hub for the whole family. In fact, it is the go-to place for almost everything and the most used room in the house, so it's not surprising that we consider it the heart of the home. At one end there is a wealth of base and wall mounted cupboard units with an integrated dishwasher and a central island all fitted with slate worktops.

There is a dining area in the middle, perfectly position next to another feature fireplace but this time housing a Rayburn. However, my favourite area of the kitchen has to be the sun room with windows along the rear and sides encapsulating the views across your grounds and neighbouring patchwork countryside. Not to forget there are also French doors leading outside to a paved terrace, secluded under the veranda.

Conveniently from the kitchen there is a utility room with the usual plumbing required for appliances and the hot water cylinders. To the other side of the kitchen there is a side entrance porch with a separate shower room too.

Upstairs, the property continues to offer superb light and spacious accommodation along the galleried landing with doors leading off to four bedrooms and a family bathroom with a roll top bath! The master bedroom deserves a special mention due to its impressive size enjoying views from the front and rear, plenty of built in wardrobes and large ensuite comprising a composite bath tub, shower cubicle, W.C and wash hand basin.



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## The Grounds:

The outside doesn't disappoint and is equally as impressive as the home itself. You approach the property via it's own private driveway offering plenty of parking and turning area. There is a single garage with useful stores to the rear and a pump room housing the water filtration for the private water supply. In addition to this is a large block-built barn which would make perfect stabling for those seeking equestrian facilities or for any other livestock.

The residence enjoys a level formal garden with a whole host of plants and shrub borders and a perfect area with suitable enclosures to 'grow your own'.

The dream for most is to have your land adjoining your home and here we have it! A gentle sloping enclosed paddock approaching 4.5 acres itself. However the whole site is circa 5.5 acres in all.

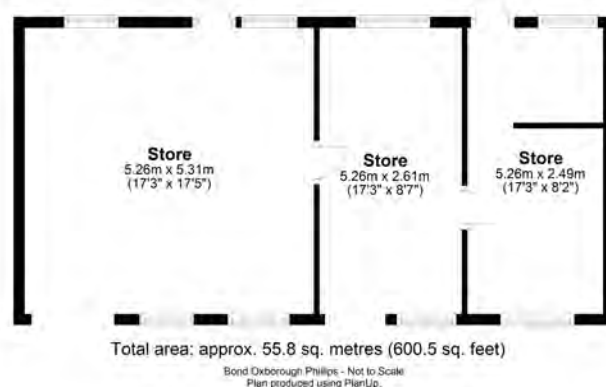
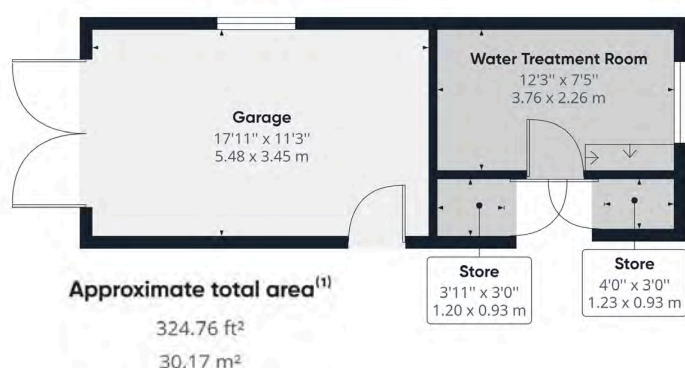
Needless to say this home demands to be seen and with all the words and pictures in the world it will truly not do this property or breath-taking views justice.



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## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

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