



Bond
Oxborough
Phillips

Changing Lifestyles

The Old Granary,
Lifton
PL16 0JR



Asking Price - £650,000



Changing Lifestyles

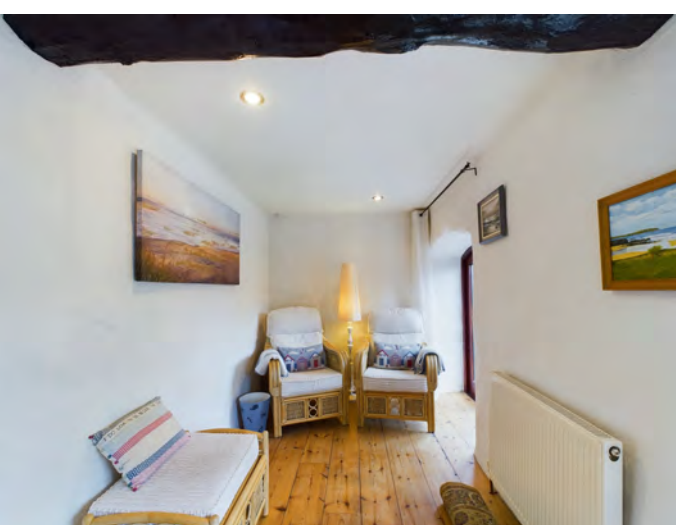
01822 600700

The Old Granary, Lifton, PL16 0JR.

A spacious four bedroom detached home with beautiful scenery and large plot size...



- Large Plot Size
- Stables and Barn area
- Close to local village
- Potential for Annex
- Utility Area
- Large Parking Area
- Bright Open Rooms
- 4 Double Bed Rooms
- Open Beams
- Large Kitchen Diner
- On suite Bathroom
- French Balcony



Nestled just a stone's throw away from the quaint village of Broadwoodwiger, this exceptional property presents a rare opportunity to own a residence brimming with character and allure. Situated on a generous plot, complete with stables and a barn area offering potential for transformation into an annex, this home exudes a delightful blend of Italian elegance with a Mediterranean flair. Conveniently located near the A30, it offers seamless access to both Exeter and the picturesque landscapes of Cornwall.

Stepping inside, you are welcomed by a spacious kitchen diner adorned with an Range, providing warmth throughout the house. The wrap-around windows offer picturesque views of the expansive garden, creating an inviting atmosphere. To the right, a sizable living room awaits, boasting lofty ceilings and exposed beams, perfect for hosting gatherings and entertaining guests.

On the left side of the staircase, the first of four double bedrooms with an ensuite awaits, while further down the hallway, a utility area and office space provide practical amenities. Descending to the ground floor lies the master bedroom, featuring a charming ensuite and floor-to-ceiling windows that bathe the room in natural light. Adjacent to it is another bedroom opposite the main bathroom, followed by the second-largest double bedroom at the end of the hallway, offering scenic views of the courtyard and stables.

Outside, the property reveals a lush garden enveloping into a quaint courtyard, along with stables and a barn that offer ample storage or conversion potential. A viewing of this property is highly recommended to fully appreciate the size and possibilities it holds.

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Occupying a rural position near Broadwoodwidge and Lifton which provide a range of local facilities including shops, post office, primary schools and public houses.

The dramatic North Cornish coast with its sandy beaches and surfing hotspots is a short distance away and in the opposite direction are the wide-open spaces for walking and riding upon Bodmin Moor and Dartmoor. To the south are the hidden treasures of the Tamar Valley steeped in 18th Century mining history. Roadford Reservoir is nearby with its lakeside café and water sports centre.

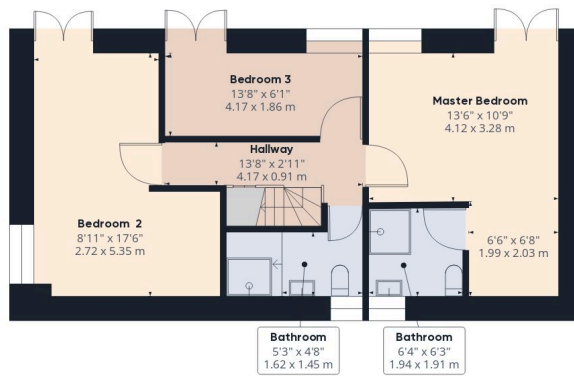
The former market town of Launceston is the nearest town providing a full range of social, recreational and shopping facilities. There are good private schools at Launceston, Tavistock and Truro. At Launceston the A30 spine road enables prompt access throughout Cornwall and Devon and links with the M5 motorway network eastwards at Exeter (a further 37 miles) which provides good road, rail and airport links throughout the country.



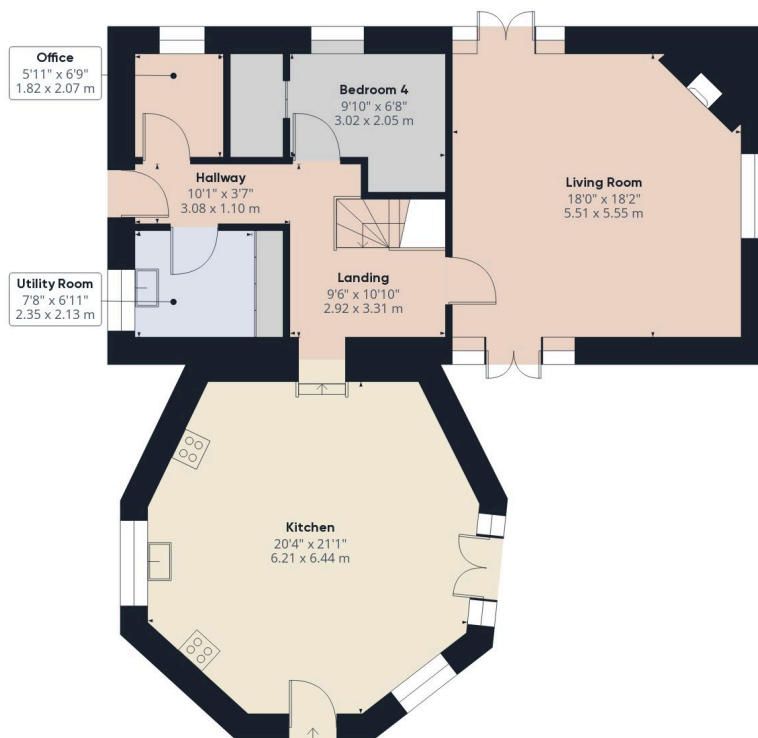
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

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.

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.