



2 Cornerways  
Meadwell | Lifton



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Situated in a rural position is this spacious and extended 4 bedroom semi-detached house set in a generous plot with 3 reception rooms. The property has some good country views and is in need of some updating but offers great potential and lots of flexibility. Furthermore the property has off road parking to the front.

You step into a hallway with stairs to the first floor and a door into the ground floor reception rooms. The living room is front aspect with a view over the front garden. To one side is a feature red brick fireplace housing a multi fuel wood burner. A large opening leads into the rear aspect dining room. This room was originally planned to be a large kitchen/dining room however these works were not fully completed and leaves this for a potential purchaser to add their own stamp. Adjoining the dining area is a double glazed porch with access to the garden and an inner hallway with a door to the ground floor WC. The kitchen is side aspect and has a range of eye and base level units and a built in pantry. Beyond here is access to dual aspect sitting room again with another open fireplace housing a gas burner using bottle gas. A door from this reception room open into a double glazed conservatory with pleasant views over the gardens.

On the first floor are 4 bedrooms and 3 bathrooms. Bedroom's 2 and 3 are front aspect and enjoy unrestricted views over nearby farmland. Bedroom's 1 and 4 are rear aspect one of which has an en suite shower room. Further there is an additional shower and family bathroom offering extra flexibility for a large family.

The property is located in a quiet and peaceful location with a hardcore driveway to the front. There is a garden to the front of the property and wraps around to the side. Beyond here is a small paddock circa 0.20 of an acre, to one side is a good size shed perfect for storage.



### Situation

Meadwell is a pretty small hamlet of cottages, barns and houses enjoying a peaceful rural location. Milton Abbott is a short distance away and is a lovely village. Meadwell falls within the catchment area for Milton Abbott Primary School. Lifton is circa 4 miles away, which boasts a range of amenities including a Village Store/Post Office, Parish Church, Public Houses, County Primary School, Doctors Surgery to name but a few. Within a short drive of Lifton is the popular farm shop and restaurant "Strawberry Fields". The ancient former market town of Launceston lies 5 miles to the West and boasts a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road which gives access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

### Directions

Drive from Launceston towards Lifton via Kensey Hill and through Polson and past the Rugby Club. Continue as the road naturally leads into Liftondown and drive through the village and then into Lifton village. Continue through the village and turn right towards Chillaton and follow this road past Ambrosia and following this road for around 4 miles. After a short distance you will see a right turn signposted Meadwell. Follow this into the hamlet where the property will be seen on your right hand side.

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**Entrance Hallway**

**Living Room**  
15'7" x 12'11" (4.75m x 3.95m)

**Dining Room / Potential Kitchen / Diner**  
16'11" x 16'0" (5.17m x 4.88m)

**Sitting Room**  
13'7" x 12'2" (4.15m x 3.72m)

**Kitchen**  
9'1" x 9'0" (2.79m x 2.76m)

**Rear Porch**  
8'7" x 5'7" (2.64m x 1.72m)

**WC**  
6'6" max x 3'3" (2.00m max x 1.01m)

**Conservatory**  
13'8" x 11'10" (4.18m x 3.61m)

**First Floor**

**Bedroom 1**  
12'5" x 10'3" (3.81m x 3.14m)

**En-Suite**  
10'3" x 4'1" (3.13m x 1.26m)

**Study / Landing**  
11'3" x 5'3" (3.44m x 1.61m)

**Bedroom 2**  
12'11" x 9'1" (3.95m x 2.77m)

**Bedroom 3**  
11'0" x 10'4" (3.37m x 3.17m)

**Bedroom 4**  
10'2" x 8'5" (3.12m x 2.59m)  
Excluding Wardrobes

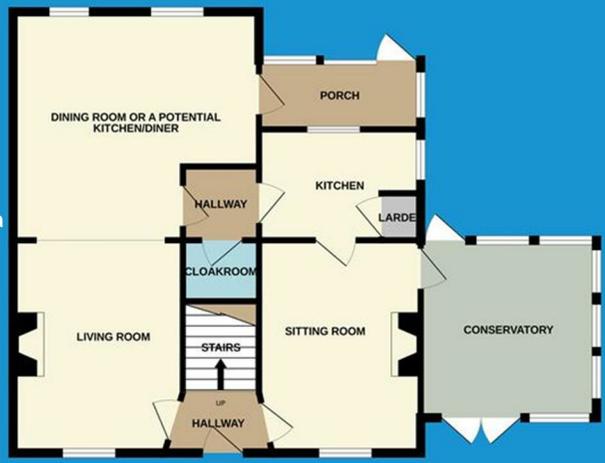
**Bathroom**  
8'10" x 4'11" (2.70m x 1.50m)

**Shower Room**  
6'3" x 6'0" (1.93m x 1.85m)

**Services**  
Mains Electricity.  
Private Drainage.  
Private Water To Be Disconnected -  
Mains Water To Be Connected and South  
West Water Has Been Contacted.  
Solid Fuel Central Heating

**Agent Note**  
Mineral Rights Belong To Church  
Commissioners.

**Ground Floor**



**First Floor**



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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