



**Chitney Cottage**  
Liftondown | Lifton





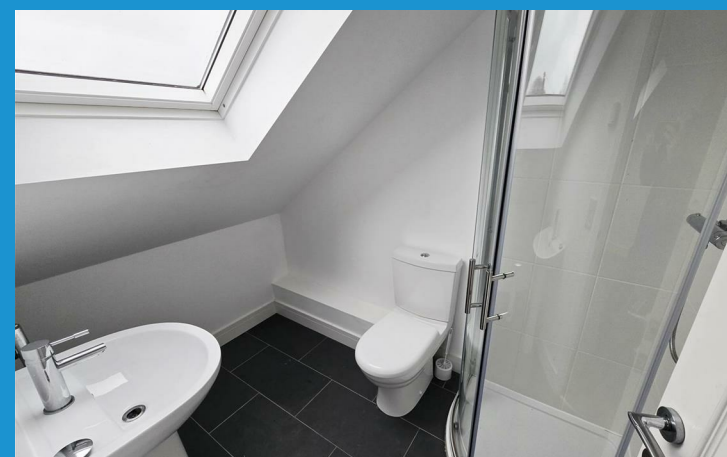
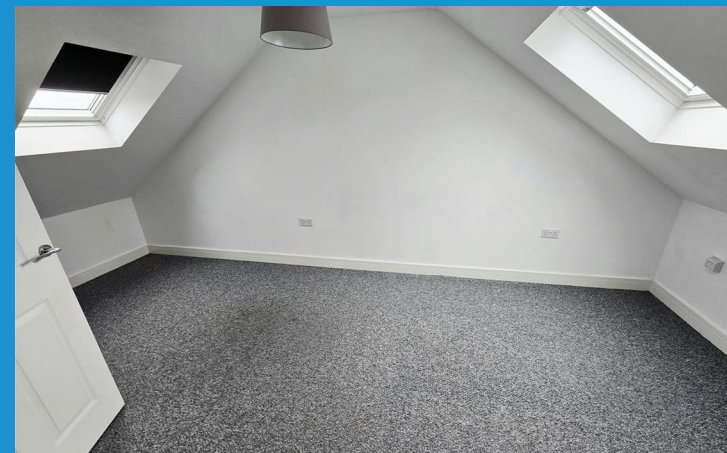
A spacious 4 bedroom semi-detached house with 2 en-suite bedrooms alongside an enclosed garden at the rear and off-road parking at the front.

You step into a hallway with the staircase and WC to one side. The sitting room is front aspect with a feature box bay window and an attractive solid wood floor. To the rear is a generous open plan kitchen/dining room with doors out to the rear garden. The kitchen has a range of modern eye and base level units including a range of integrated appliances. Beyond here is the dining area in front of the French doors out to the garden.

On the first floor are 3 bedrooms and 2 bathrooms. The guest bedroom overlooks the rear garden and has the benefit of an en suite shower room and a built in wardrobe. Bedroom's 3 and 4 both share a well presented family bathroom with a matching suite. Stairs take you up to the second floor where you will find the light and airy dual aspect master bedroom with an ensuite shower room and built in cupboard.

In front of the property is a bricked paved driveway offering off road parking to one side. The rear garden is fully enclosed and adjoining the kitchen is a small patio area with steps up to the lawn which is a great place for children and pets to enjoy. A pedestrian gate opens out to the rear parish road. The property is within walking distance of Lifton village and the popular Strawberry Fields with its farm shop and restaurant.





### Situation

Liftondown is a small hamlet on the edge of Lifton close to an award winning farm shop, village store/post office, etc. The nearby market towns of Tavistock, Okehampton and historic town of Launceston offer a further range of retail outlets, entertainment and community hospitals as well as secondary education. Access to the A30 provides swift access to Exeter and the M5 motorway network beyond as well as further into Cornwall. Within a comfortable drive is Plymouth where you will find shopping facilities, popular restaurants, The Theatre Royal, wonderful walks on the Hoe, superb views over the Sound and regular ferry services to France and Spain. It also has Derriford, the region's main hospital.

### Directions

The postcode is PL16 0DB. From Launceston follow the signposts to Lifton and leave the town via Kensey Hill and through Polson and past the Rugby Ground. Follow this road and as you enter Liftondown the property will be seen on your left hand side by the bus stop.

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## Entrance Hallway

### WC

5'4" x 2'9" (1.64m x 0.86m )

### Living Room

16'6" x 10'2" (5.04m x 3.10m )  
5.04m narrows to 3.97m

### Kitchen / Dining Room

13'8" x 11'7" (4.18m x 3.54m )

## First Floor

### Bedroom 2

10'0" x 8'11" (3.06m x 2.73m )  
2.73m narrows to 2.52m

### En-Suite

6'7" x 4'9" (2.01m x 1.45m )

### Bedroom 3

9'11" x 7'5" (3.03m x 2.28m )

### Bedroom 4

8'4" x 6'8" (2.56m x 2.05m )  
2.05m narrows to 1.89m

### Bathroom

8'2" x 5'5" (2.50m x 1.66m )

## Second Floor

### Bedroom 1

17'11" max x 8'7" (5.47m max x 2.64m )  
5.47m max at the bottom of sloping  
ceiling.

### En-Suite

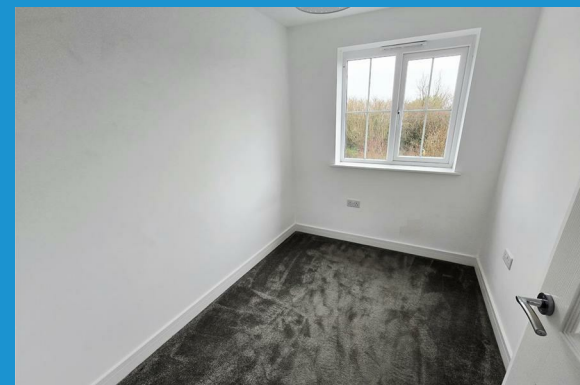
7'10" x 5'0" (2.41m x 1.54m )

### Services

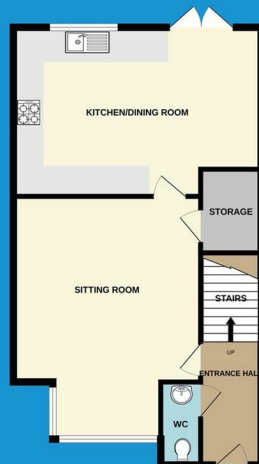
Mains Electricity, Water and Drainage  
Council Tax Band C  
Air Source Heat Pump

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>95</b> |
| (81-91) <b>B</b>                            | <b>83</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 |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



Ground Floor



First Floor



Second Floor



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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