



Bradstone, Fore Street

Lifton | Devon



Town • Country • Coast



Plot 27 will now be sold with flooring, turf and an upgraded quartz worktop!

The Bradstone is a fantastic choice for families, offering both style and practicality with its charming stone-fronted exterior and integral garage.

As you step through the front door, you're greeted by a spacious open-plan kitchen and dining area. The L-shaped kitchen, complete with a central island, creates a welcoming space perfect for cooking, entertaining, or catching up with family over dinner. A utility room with a handy back door offers direct access to your parking spaces—ideal for bringing in shopping or unloading the car with ease.

The generous lounge, located at the heart of the home, features bifold doors that open out onto the garden, flooding the room with natural light and creating an effortless indoor-outdoor flow for those warmer days.

Upstairs, you'll find four well-proportioned bedrooms. The main bedroom comes with its own ensuite for added convenience and privacy. The remaining three bedrooms offer plenty of versatility, whether you're creating a home office, a guest room, or a space for the kids. A family bathroom and a separate storage cupboard complete the upper floor, ensuring everything has its place.



Situation

The property is situated a short distance from the heart of the village of Lifton, 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. 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

The postal code for the property is PL16 0BX. From Launceston, leave the town via Kensey Hill and through Polson passing the Rugby Club. Follow the road through Liftondown passing Strawberry Fields Farm Shop on the left. You will approach Wainhomes new estate on the right hand side as you enter Lifton Village.

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Entrance Hall

Kitchen/Dining Room

21'0" x 11'0" (6.42m x 3.36m)

Lounge

21'0" x 11'3" (6.42m x 3.43m)

Cloakroom

Utility Room

Plus Store Cupboard

First Floor

Plus store cupboard

Master Bedroom

14'6" x 10'5" (4.44m x 3.20m)

En-suite

Bedroom 2

11'4" x 10'10" (3.46m x 3.32m)

Bedroom 3

10'3" x 7'2" (3.13m x 2.20m)

Plus Fitted Wardrobes

Bedroom 4

9'10" x 7'3" (3.00m x 2.23m)

Plus Fitted Wardrobes

Bathroom

Services

Mains - TBC

Central Heating Type - TBC

EPC - TBC

Council Tax Band - TBC

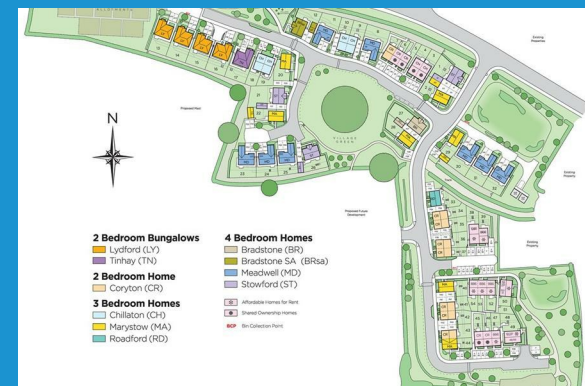
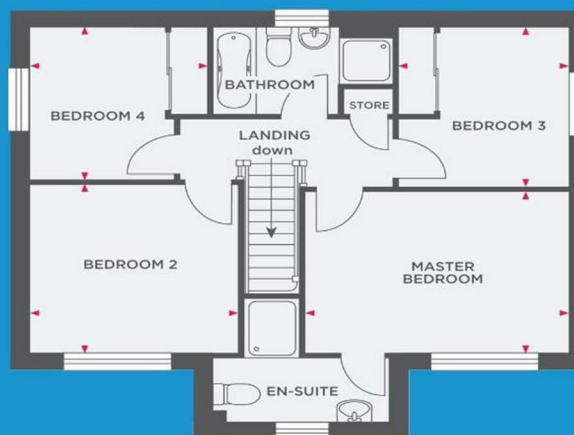
Energy Efficiency Rating

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

Ground Floor



First 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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