



## I Arundell Villas, Lifton 4 Bed House/2 Bed House with Annexe & Large Gardens

O.I.R.O £325,000

 4 Bedrooms

 2 Bathrooms

 1 Reception Room

 EPC Rating:TBC

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- » Multi Generational Opportunity with Independent 1 Bed Annexe Facility
- » Large Garden with Lapsed PP for Bungalow
- » Ample Parking for Several Cars
- » Oil Fired Central Heating
- » Double Glazed
- » Popular Village Location
- » Easy Access to Amenities
- » Semi Detached

## The Property

This lovely home is originally understood to have been built as the Game Keeper's Cottage for the Arundell Arms, a prestigious nearby Hotel. Currently lending itself as a two bedroom house and adjoining 1 bedroom annexe, the property could equally be utilised as a four bedroom home. There are large, well kept gardens to the rear with separate access. The far end of the garden has historically had planning permission for a two bedroom detached bungalow, but this has now lapsed. The house and annexe are well presented and although possibly in need of slight modernisation, offer a lovely home situated in the heart of the popular village.

## Location

Lifton sits on the Devon/Cornwall border and is highly popular due to its location with easy access to the A30 corridor. The north and south coasts are both easily accessible from here, as are Dartmoor and Bodmin Moor. The nearby towns of Launceston, Okehampton and Tavistock are all easily accessible by car.

## Ground Floor

Porch 4'1" x 7'1"

Entrance Hall 3'10" x 3'1"

Kitchen 17'5" x 9'9"

Living Room 14'4" x 12'3"

## First Floor

First Floor Landing 7'2" x 2'9"

Bedroom 1 13'3" x 10'10"

Bedroom 2 9'9" x 11'1"

Bathroom 7'4" x 7'9"

## Annexe

Living Room/Bedroom 3 16'8" x 10'11"

Bedroom 4 8'8" x 10'5"

Bathroom 8'4" x 7'10"

Kitchen 12'0" x 6'4"

## Outside

To the front of the property is a large driveway providing off road parking for several vehicles and a raised paved patio/sun terrace across the front of the property, enjoying a southerly aspect and a good degree of privacy. There is access around the side of the property which leads into a well established garden with large areas of lawn, a small fruit orchard and productive vegetable garden area and greenhouse along with a garden shed. At the far end of the garden is a separate gated access.

**Services:** Mains electricity, water and drainage, oil central heating, telephone & broadband connected.

**Council Tax Band:** B

**Tenure:** Freehold

**Agent's Note:** The client is likely to place an overage clause on the gardens so that should anyone in the future look to gain planning on the rear garden then 25% of the uplift to building plot value will be payable.



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### VIEWING:

Strictly through the vendor's sole agents  
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