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The Old Granary

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Broadwoodwidge, Lifton, Devon, PL16 0JR



A30 2 miles

Launceston 6.5 miles

Tavistock 13 miles

**A well-presented, detached, Grade II Listed former Granary with a delightful garden**

- Sitting Room with Juliet Balcony
- Kitchen/Dining Room
- 4 Bedrooms (2 En Suite)
- Utility Room and Study
- Garden and Courtyard
- Range of Outbuildings
- Parking for 2-3 Vehicles
- Countryside Views

**Guide price £475,000**

## SITUATION

The property enjoys a peaceful rural location, only 1 mile from Broadwoodwidge. The village of Lifton is approximately 4 miles to the south offering day-to-day facilities, the well-respected Arundell Arms and Strawberry Fields Farm Shop. The vital A30 trunk road is within easy access, which links the cathedral cities of Exeter and Truro. The South West Water show piece reservoir of Roadford Lake is 2.5 miles from the property, which has an excellent reputation for fishing and sailing with some excellent lakeside walks and tea room.

## DESCRIPTION

This Grade II listed, detached, former Granary Barn, offers excellent accommodation and has been updated throughout, whilst maintaining its charm and character features. The outside boasts a generous sized garden and courtyard with a range of outbuildings.

## ACCOMMODATION

An impressive kitchen/dining room with a vaulted ceiling, a range of base and wall mounted units and drawers, Belfast sink, space for appliances and Heritage cooker which is used for cooking, heating and hot water. The dining area has double doors out to a raised terrace seating area and a separate door leads to a path, which runs through the garden to the parking area.

The sitting room is beautifully presented with a vaulted A-frame ceiling, a woodburning stove, oak wooden flooring, a Juliet balcony overlooking the courtyard and a set of double doors leading out to the raised terrace seating area. The ground floor accommodation also boasts bedroom 4 with an en suite shower room, a utility room and a study.

The lower ground floor offers a shower

room and 3 further bedrooms. The master bedroom has the benefit of an en suite shower room.

## OUTSIDE

The property is approached via a private drive, which leads to the driveway offering parking. A pedestrian and five bar gate both open through to the garden, which is laid to lawn with a range of shrubs and plants. A path leads to one of the entrance doors, which provides access into the dining area and continues to the second entrance door which leads into the hall.

The garden enjoys a raised terrace seating area and leads down to a detached cob barn which provides useful storage and offers scope to convert (subject to planning and necessary consents). The courtyard to the rear is an excellent addition with five loose boxes offering additional outside storage.

## SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## DIRECTIONS

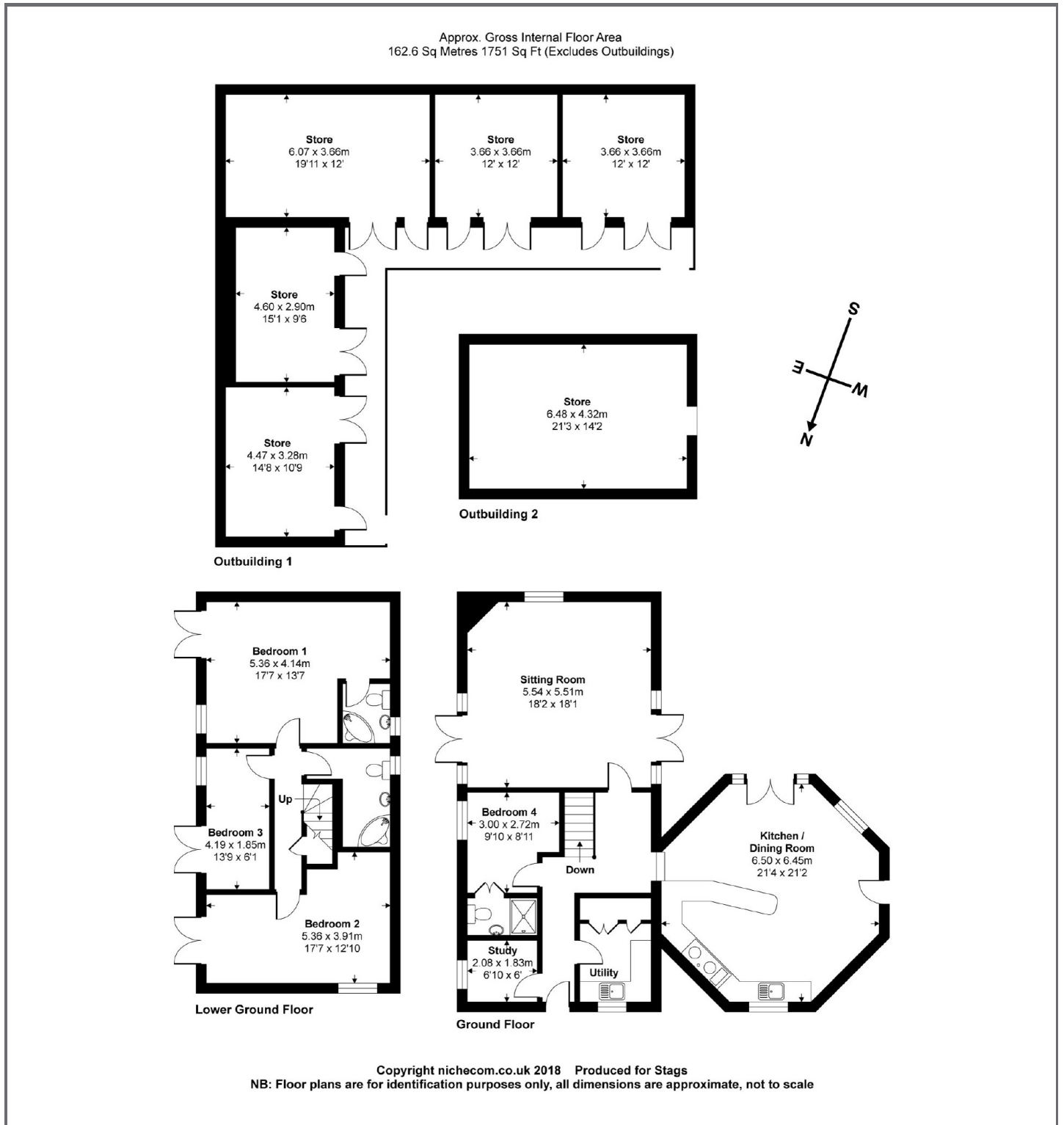
From Launceston take the A30 heading toward Exeter and Okehampton taking the exit marked for Roadford Reservoir / Broadwoodwidge. At the top of the slip road turn left and then take the first left at Rexon Cross signposted for Broadwoodwidge. Continue up a hill and through the village turning left signposted Upcott, proceed for 0.9 miles and you will see an entrance to a private drive on your left, marked by a Stags board. Proceed up the drive passing the first left and as the drive forks, take the next left and the property is on your right.





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These particulars are a guide only and should not be relied upon for any purpose.



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