Nutley
Tinhay, Lifton

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Nutley
Tinhay, Lifton, Devon, PL16 0AJ

A superbly presented four/five bedroom house overlooking the Arundel fishing lake. This bespoke property offers versatile living accommodation and has the potential for a separate annex. Furthermore the property boasts ample parking and generous gardens with a plot size of approximately 1/4 acre.

Lifton is an attractive village set in a corner of West Devon with a wealth of history and interest. It is in the valley of the river Lyd, about a mile from where it meets with the river Tamar and four miles East of Launceston. The ancient former market town of Launceston lies approximately 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. Lifton is a popular village which boasts a Pub/Restaurant, County Primary School, Parish Church, Doctors Surgery and General Store/Sub-Post Office.

- Four/Five Bedroom
- Ample Parking and Integral Garage
- Generous Gardens
- Views Across to Arundel Fishing Lake
- Versitile Living Accomodation
- Further Detached Garden
The property is double glazed with numerous radiators and various television and telephone points.

The property is reverse level with views across Arundel fishing lake and offers versatile accommodation. There is potential to divide the property into two dwellings as there are two existing front doors.

**ENTRANCE HALL**
Stairs rise to the first floor, understairs storage space, doors leading through to the garage and further doors to:

**BEDROOM 2**
11’11” (3.63m) x 8’10” (2.69m) widening to 10’11” (3.32m)
Window to front aspect, ample space for double bed and wardrobe.

**BEDROOM 3**
11’11” x 7’10” (3.63m x 2.39m)
Comfortable double bedroom with views from the rear to the lake.

**BATHROOM**
6’4” x 5’8” (1.93m x 1.73m)
Matching white suite comprising low level WC, pedestal wash basin, panelled bath with shower attachment above, part tiled walls, tiled floor, frosted window to side aspect and heated towel rail.

**UTILITY**
7’10” x 6’5” (2.39m x 1.95m)
Roll edge worksurface with cupboard beneath with further storage cupboards to side. Stainless steel sink unit, space and plumbing for washing machine and tumble dryer, tiled floor, window to rear aspect, door leading to:

**BOILER ROOM**
7’3” x 6’5” (2.18m x 1.95m)
Tiled flooring. Housing Grant oil fired central heating boiler, door leading to the garden, rear garden and to:

**BEDROOM 5**
9’0” x 7’2” (2.74m x 2.18m)
Window to rear aspect, tiled floor.

**FIRST FLOOR LANDING**
Access to loft via hatch, storage cupboard with radiator and slatted shelving and doors leading to:

**LIVING ROOM**
15’11” x 15’8” (4.85m x 4.77m)
Dual aspect with a light and airy feel with window to the side aspect and double patio doors leading to the front balcony. Open plan space with large arch leading through to:

**KITCHEN/DINING AREA**
24’11” x 10’10” (7.59m x 3.30m)
Dining Area.
Dining Area has double patio doors leading through to a rear patio with glorious views overlooking the Arundel fishing lake. This area opens through to the:

**Bedroom 1**
11’11” (3.63m) x 8’10” (2.69m) widening to 11’8” (3.55m)
Window to front aspect, range of downlights, door leading to:

**EN-SUITE**
Low level WC, wash basin is fitted into a built-in side unit with mirror fronted vanity unit above, shower cubicle with shower attachment, tiled splashback to water sensitive areas, heated towel rail, frosted window to front aspect and range of downlights.

**BEDROOM 4**
9’8” x 7’11” (2.94m x 2.41m)
Window to rear aspect with views to the Arundel fishing lake.

**BATHROOM**
6’4” x 5’8” (1.93m x 1.73m)
Matching suite comprising panelled bath, low level WC, wash basin with storage cupboard beneath, frosted window to side aspect, heated towel rail, tiled floor.

**OUTSIDE**
The front is accessed via a private road with neighbouring property having rights of pedestrian access. This is leading to the front of the property and a separate:

**GARAGE/WORKSHOP**
20’4” x 13’6” (6.19m x 4.11m)
Stone built, glazed window to side aspect, power and lighting and mezzanine with eaves storage. Due to the high pitch has potential, subject to the necessary planning consents, for conversion. This is located before the entrance to the front of the property and offered on a separate deed but included in the price.

**FRONT GARDEN**
Ample parking for numerous vehicles leading to the front door where there is a storm porch and also leads to the integral garage. There is a further wooden decking area. Access to both sides of the property and to the rear garden.

**INTEGRAL GARAGE**
19’2” x 5’11” (5.84m x 1.80m)
Power and lighting with workbench to rear, window to side aspect, up and over garage door, currently housing fridge, fridge/freezer and chest freezer with plastered walls which offers the potential for conversion into main dwelling subject to the necessary planning consents.

**REAR GARDEN**
Adjoining the Arundel fishing lake and enclosed by wooden fencing. The majority of the gardens are to the side with steps leading to beautifully landscaped gardens which are very generous for a modern property. It is mainly laid to lawn with flower bed borders and an area set aside for an allotment.

**SUMMERHOUSE**
9’8” x 7’4” (2.94m x 2.23m)
Wooden structure with a glazed panel to front and side aspect and a further incorporated verandas.

There is a further wooden shed with glazed panel. The garden is mainly enclosed by wooden fencing and backs onto woodland and the adjoining the Arundel fishing lake.
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