



Blue Hayes

Tinham, Lifton, Devon, PL16 0AH



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£475,000 Guide Price

Detached three bedroom bungalow

Spacious and well maintained accommodation throughout

Stunning level gardens, lovingly cared for and well established

Hobbies room and wooden cabin offering flexible additional space

Wonderful tucked away, yet highly convenient position

EPC - E



Situation

Lifton is a favoured village in West Devon close to the border with Cornwall. Nearby, but out of sight is the A30 dual carriageway spine road for the two Counties providing ease of travel westwards into Cornwall or eastwards to the City of Exeter with M5 motorway link, intercity rail link and international airport.

Lifton has ease of access to the town's of Launceston, Okehampton and Tavistock by good local roads. Within the village of Lifton is a range of amenities including village hall, church, post office / convenience store, doctor surgery, veterinary practice, popular public house, country hotel and a prize winning farm shop. Most of these amenities are within easy walking distance of the property which is close to the heart of the village.

In all directions from the property there is scenery of outstanding natural beauty. To the north are the rugged coasts of North Cornwall and North Devon famed for surfing beaches and quaint former fishing villages. To the west are the wide open spaces of Bodmin Moor ideal for walking and riding. To the east is the Dartmoor National Park and running southwards to the stunning Plymouth Sound is the county boundary River Tamar steeped in 18th Century mining history and renowned for salmon fishing.



Tucked away in a wonderfully private yet highly convenient position, this detached three-bedroom bungalow offers spacious and well-maintained accommodation throughout, all within easy walking distance of a wide range of local amenities. The property is set within stunning level gardens that have been lovingly cared for and thoughtfully landscaped, creating an exceptional outdoor environment to enjoy throughout the seasons. Colourful mature flower beds, established planting, ponds, and a delightful decking area combine to provide a peaceful and attractive setting, ideal for both relaxation and entertaining.

A particular feature of the property is the well sized vegetable patch, perfect for keen gardeners or those seeking a more self-sufficient lifestyle. In addition, a versatile hobbies room and separate wooden cabin offer flexible extra space, suitable for a variety of uses including a home office, studio, workshop, or leisure room. Inside, the bungalow provides generous and well-presented living accommodation comprising of front and rear entrance porch, entrance hallway, three bedrooms including a master ensuite, bathroom, dining room, living room, kitchen and utility.

Accommodation

Entrance Porch

Steps lead up to the porch with two French doors. Exposed stone walls, wooden flooring, and wooden door leading into:-

Hallway

Doors leading to the accommodation, carpeted flooring, wall lights, and loft hatch.

Bathroom

Two obscure windows to the rear elevation with plantation shutters. Floor-to-ceiling tiles. Combination vanity unit with W.C., sink with separate taps, work surface, and storage cupboards. There is a glass-enclosed corner shower and an enclosed bath with separate taps and a shower head attachment. Radiator, vinyl flooring, and spotlights.

Bedroom Three

Window to the front elevation. Wall lights, radiator, carpeted flooring, and space for bedroom furniture.

Bedroom Two

Window to the rear elevation. Wall lights, radiator, carpeted flooring, and space for bedroom furniture.

Master Bedroom

Window to the front elevation. Wall lights, radiator, carpeted flooring, and space for bedroom furniture. Door leading into:-

En-Suite / Dressing Area

Obscure window to the rear elevation with plantation shutters. Large corner walk-in shower, close-coupled W.C., and pedestal wash hand basin with mixer tap. Vinyl flooring, floor-to-ceiling tiles, radiator, and spotlights. Full-length built-in wardrobes.

Living Room

Accessed from the entrance hallway with dual-aspect windows to the front and side elevations overlooking the wonderful gardens. Fireplace with wooden surround, tiled hearth, and inset electric wood burner. Wall and pendant lights, carpeted flooring, two radiators, and space for living room furniture. Sliding double wooden glazed doors leading into:-

Dining Room

The dining room can be accessed from the entrance hallway, living room, and rear entrance porch. Window to the side elevation overlooking the garden, stained glass window leading into the rear porch. Pendant lights, carpeted flooring, radiator, and space for a dining table.





Floor plan



Approximate total area⁽¹⁾
149.6 m²
1611 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor plan for identification purposes only, not to scale



Rear Entrance Hall

Doors leading to the kitchen, dining room, and utility room. Ceramic tiles, pendant light, and door into the airing cupboard.



Utility Room

Stained glass window to the side elevation. Space for a washing machine and tumble dryer with work surface above and space for freezer. Boiler, eye-level cupboard, ceramic tiles and ceiling light.



Kitchen

Windows to the front and side elevations with a door leading to the decking area. Range of base and eye-level units with work surface over having inset stainless steel sink with drainer and mixer tap, tiled splashback, inset electric hob with extractor fan above, and eye-level double oven. Built-in dishwasher and free standing larder fridge. Tiled flooring, spotlights, ceramic tiles, and space for a dining table.



Rear Entrance Porch

Windows to all elevations. Tiled flooring, ceiling light, and wonderful views over the garden. Plug-in electric wall heater.

Hobbies Room / Study / Annexe Potential

The previous garage has been converted into a fantastic hobby space but could also be used as a study or potential living accommodation, subject to any necessary planning consents. uPVC door providing access. Windows to the front and side elevations, with wooden doors separating the space into two areas. Half carpeted and half vinyl flooring. Strip lighting, low-level W.C. and sink set on a wooden surface with mixer tap and tiled splashback.



Outside

The property is approached via a shared track leading to a well sized tarmac driveway, wrapping around the side of the property providing ample parking and turning space for numerous vehicles. The level garden has been beautifully maintained and thoughtfully landscaped to an exceptional standard, creating a stunning setting perfectly complementing the property. The gardens extend around the property and are predominantly laid to lawn, interspersed with a sweeping barked pathway and an array of mature trees, shrubs, and colourful planting. Carefully designed circular and curved pathways guide you through the garden, creating a wonderful sense of flow and allowing access to the various seating and garden areas. Positioned within the gardens is a charming Summerhouse enjoying a private outlook over the surrounding grounds with gravelled seating area enclosed by mature hedging and Lavender planting, offering an ideal spot for relaxation and entertaining. A barked path meanders from the front of the property through the lawns towards the rear gardens, seamlessly connecting the different outdoor spaces. There are several attractive planted beds and feature areas throughout, along with mature specimen trees and established borders which provide colour and interest throughout the seasons.

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Adjacent to the kitchen is a covered decking area, creating the perfect space for outdoor dining and entertaining whilst overlooking the gardens. There is also the benefit of an external Belfast sink and useful outdoor preparation space. To the rear of the garden is a fantastic productive growing area comprising three well-sized raised vegetable beds, fruit vines, composting areas, and access into a practical potting shed. This section of the garden is well organised and ideal for those looking to embrace a more self-sufficient lifestyle. Further enhancing the outdoor space are two attractive wildlife ponds positioned beside an extensive patio area with hard standing with an additional lawn garden beyond. The extensive patio area links the wooden cabin, hobbies room and outdoor spaces together beautifully, creating a highly functional and versatile environment. The gardens are filled with an abundance of mature and colourful planting, including Lavender, Rhododendrons, and Wisteria, alongside established hedging and ornamental shrubs which provide privacy, texture, and year-round appeal. Overall, the grounds offer a wonderful combination of practicality, relaxation, and lifestyle potential in a truly picturesque setting.

Cabin

A substantial cabin currently used as a workshop but offering huge potential for a variety of uses, subject to any planning consents. Two windows to the side elevation. Strip lighting. A versatile space with excellent potential.

Services

Mains water, electricity and drainage. LPG gas central heating.



EE Rating - E



Council tax band - C



Directions

What3Words - twitches.backpack.starting



Virtual Tour - available on request

Viewings strictly by appointment only

Please ring **01566 777 777** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.





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