



**Kernek House, Liftondown,
Lifton, Devon, PL16 0DB**

Guide Price £345,000 Freehold





A remarkably spacious and beautifully presented modern detached house in a most convenient location

- 3 Double Bedrooms (1 En Suite)
- Modern Kitchen/Breakfast Room
- Utility Room & Downstairs Cloakroom
 - Spacious Lounge/Dining Room
 - Conservatory
- Off Road Parking for Several Vehicles
 - Easily Managed Rear Garden
 - EPC C & Council Tax D

SITUATION Located on the outskirts of Lifton with its excellent farm shop, village store/post office and active community centre, medical centre, primary school, hotel and pubs. Liftondown is a couple of minutes from the dualled A30 connecting west to the shopping, schools, sports and leisure facilities of nearby Launceston and onwards to Cornish resorts. East takes you to the M5 at Exeter joining the national motorway system as far as Folkestone, Perth and Swansea. About an hour away are Newquay and Exeter Airports with global connections and Plymouth with ferry services to France and Spain, university, renowned theatre and Derriford hospital. There is excellent walking on nearby Dartmoor.

DESCRIPTION Believed to have been built in 2005 of block construction beneath a concrete interlocking tile roof with all modern conveniences such as central heating and double glazing throughout. The property has been subject to

considerable expenditure and improvement by the current vendor to create a home of quality and comfort providing remarkably spacious accommodation seldom found in modern properties.

The accommodation is clearly illustrated on the floorplan and comprises: canopy storm porch with part glazed door into a most spacious entrance hall with cloakroom and stairs rising to the first floor. The lounge/dining room has a feature fire fireplace containing a cast iron multifuel burner set on slate hearth and a separate dining area with space for dining table and doors opening into the conservatory with door opening onto the patio area and garden.

The kitchen/breakfast room, which has been updated by the current vendors, includes a range of base and wall units with work services over, 1½ bowl sink unit with drainer, inset hob with extractor



over, built-in double oven, integrated dishwasher and space for American style fridge/freezer. Door into the utility room with a range of base and wall mounted units, inset stainless steel sink, space and plumbing for washing machine and tumble dryer, walk-in larder cupboard, door to the side of the property and a further door into the store/workshop with power and light connected and metal up and over door opening to the front.

Upstairs there is a galleried landing with doors to all rooms comprising a master bedroom with built-in wardrobe and en suite shower room with a large walk-in shower cubicle with electric shower, low flush WC and wash hand basin. 2 further double bedrooms (1 with built-in wardrobe) and a family shower room comprising a shower, low flush WC

and wash hand basin. Door to useful under eaves storage area.

OUTSIDE Double wooden gates lead to a tarmac parking area for at least 3 vehicles with a pathway to the front entrance and a gate leading to the rear of the property.

The gardens are to the rear of the property and are laid mainly to lawn with raised flower beds and well-defined hedge and fence boundaries and garden shed. There is a patio area ideal for al fresco dining.

SERVICES Mains water, drainage and electricity. Double glazed throughout. Oil fired central heating. Council tax D. Full EPC document available on request. Internet currently provided by Airband. For mobile phone coverage please visit Ofcom website.

Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed agents, DJR Estate Agents & Auctioneers.

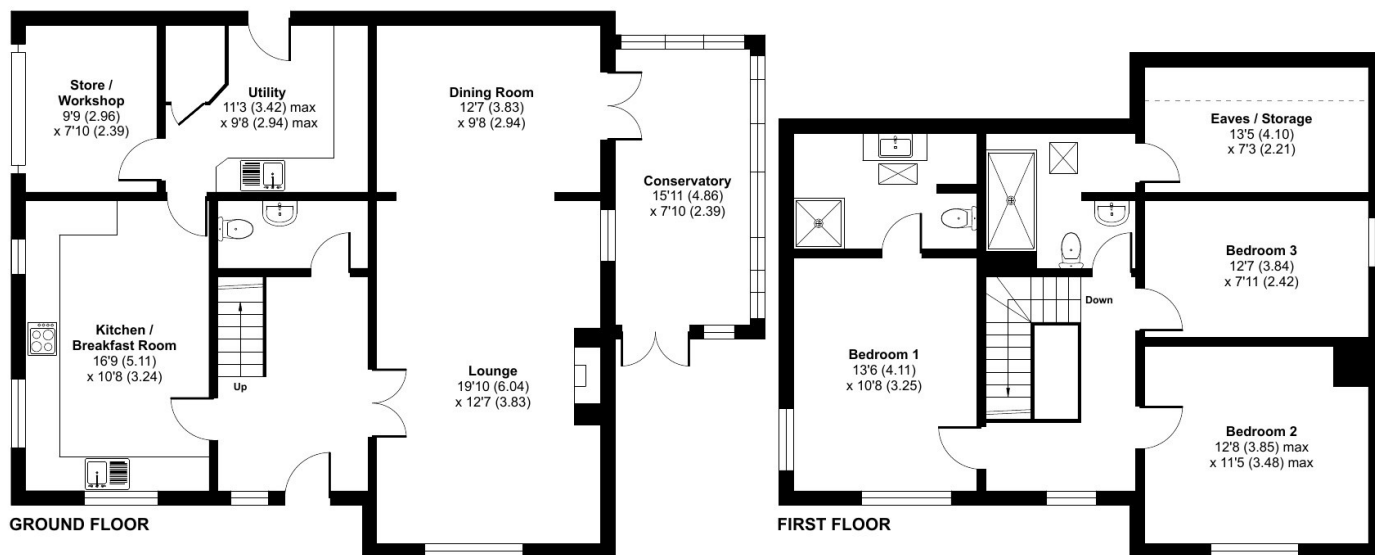
DIRECTIONS From the village of Lifton, head west towards Launceston passing the Strawberry Fields Farm shop on the right hand side and continue under the overpass into the hamlet of Liftondown taking the first right hand turn. Continue this road for approximately a ¼ of a mile where the property will be found on the left hand side identified by the wooden gates and a For Sale sign.

Sat Nav: PL16 0DB

What3Words: ///gladiator.rephrase.conspire



Approximate Area = 1741 sq ft / 161.7 sq m
Limited Use Area(s) = 26 sq ft / 2.4 sq m
Store / Workshop = 73 sq ft / 6.7 sq m
Total = 1840 sq ft / 170.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1342240



For more information or to arrange a viewing, please contact us:

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