



mansbridgebalment

Broadwoodwidger OIEO £325,000



ORCHARD WAY

Broadwoodwidger, Lifton, PL16 0JH



This well proportioned three double bedroom bungalow situated in a rural yet convenient location is offered with no onward chain.

Three Double Bedrooms

Superb Panoramic Countryside View

Ample Driveway Parking

Large Mature Gardens with Outside Space Ideal for Entertaining

Outbuildings with potential

OIEO £325,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

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SITUATION AND DESCRIPTION

Offered with no onward chain, a spacious three double bedroom south facing detached bungalow enjoying superb panoramic countryside views set on a generous plot surrounded by mature gardens to all sides and benefitting from ample driveway parking and two stone-built outbuildings offering huge potential. This light and airy, well proportioned home is well situated in a non-estate position within the highly desirable peaceful rural village of Broadwoodwider near to the village of Lifton which offers a range of local amenities which include a doctors surgery, a primary school, several public houses and a renowned farm shop and close to the walks and activities at Roadford Lake and just a mile from the A30 providing easy access to the market towns of Launceston and Okehampton, their amenities and beyond.

The accommodation briefly comprises entrance porch; entrance hall; 20' kitchen/dining room; utility room; dual aspect sitting room with open fireplace; 3 double bedrooms and large family bathroom. The bungalow also benefits from LPG central heating and PVCu double glazing throughout. Early viewing recommended.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

PVCu double glazed front door with outside lighting leads into:

ENTRANCE PORCH

8' 9" x 4' 11" (2.67m x 1.5m)

Triple aspect; tiled flooring; PVCu double glazed windows to front and both side aspects with far reaching views; obscure PVCu double glazed door with matching PVCu double glazed pane alongside leads into:

ENTRANCE HALL

15' 1" maximum x 13' 9" maximum (4.6m x 4.19m)

Good size L shaped hall with built-in cloaks cupboard with hanging and shelving; built-in airing cupboard with shelving housing a lagged hot water cylinder with immersion; access to loft space; telephone point; radiator.

KITCHEN/DINING ROOM

20' 0" x 10' 9" (6.1m x 3.28m)

Spacious room fitted with a range of matching wooden fronted wall and base cabinets with concealed lighting; roll top worksurfaces with tiled splashbacks; inset stainless steel single sink unit with mixer tap and double drainer; feature LPG fired 'Aga' with two ovens and two hot plates; space for conventional cooker alongside with extractor fan over; space for undercounter ridge; two PVCu double glazed windows to rear overlooking the garden; television point; radiator; multi-panel wooden door to side leads into:





UTILITY ROOM

10' 9" x 5' 11" (3.28m x 1.8m)

With tiled flooring and space and plumbing for automatic washing machine and tumble dryer; space for chest freezer; floor mounted 'Worcester' gas fired boiler; coat hooks; PVCu double glazed window to side; obscure PVCu double glazed door with matching double glazed panel alongside to front providing access to driveway and all garden areas.

SITTING ROOM

14' 9" x 13' 9" (4.5m x 4.19m)

Dual aspect with feature stone open fireplace with wooden mantel and stone hearth; television point; two wall light points; PVCu double glazed windows to both front and side aspects both with fabulous panoramic views over the garden and bordering countryside; radiator.

BEDROOM ONE

12' 9" x 11' 9" (3.89m x 3.58m)

PVCu double glazed window to front overlooking garden with stunning far reaching countryside views.

BEDROOM TWO

11' 9" x 11' 9" (3.58m x 3.58m)

PVCu double glazed window to side with pleasant outlook; radiator.

BEDROOM THREE

9' 10" x 9' 5" (3m x 2.87m)

PVCu double glazed window to front overlooking garden with far reaching countryside views; radiator.

FAMILY BATHROOM

9' 10" x 8' 9" (3m x 2.67m)

Large bathroom; part tiled and fitted with a four-piece suite comprising panelled bath with shower mixer tap; tiled shower cubicle with 'Mira' shower; low level wc; pedestal wash hand basin; shaver light; obscure PVCu double glazed window to rear; radiator.

OUTBUILDING ONE

20' 5" x 7' 1" (6.22m x 2.16m)

Stone built and offering huge potential for a variety of uses and most recently used as an additional utility room with power and lighting; exposed beams and 'A' Frames; utility area with worksurfaces and kitchen cupboards and drawers beneath; three windows to side; wooden access door to side.

OUTBUILDING TWO

16' 3" x 8' 3" (4.95m x 2.51m)

Attached to outbuilding one and again offering huge potential, stone built with pitched roof; power and lighting; two windows to side and two access doors to side; 2 water troughs and most recently used as a carpenter's workshop.



OUTSIDE

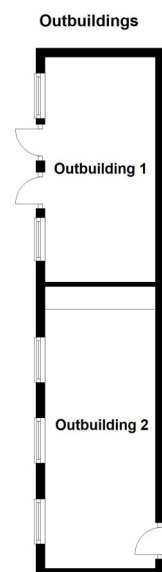
The bungalow sits centrally on a generous plot surrounded by mature gardens on all sides which are another particular feature of this lovely home. A wooden vehicular five bar gate opens to a gravelled and hardstanding driveway providing off-road parking for three vehicles with a footpath from here leading to the main entrance and continuing around the property providing access to all garden areas and outbuildings.

The majority of the garden lies to the front of the bungalow enjoying a sunny south facing aspect and the beautiful far-reaching views over the neighbouring countryside. The garden is enclosed by wooden fencing and mainly laid to an expanse of lawn interspersed with colourful flower beds and a palm tree. To one side of the front garden is a good sized wooden decked area measuring approximately 25' x 14' enclosed by wooden balustrade and providing a special space for outside dining and enjoying the sunshine, garden and views.

The garden continues to the side of the property again enclosed by wooden fencing with a strip of lawn with mature and well stocked borders.

The rear garden again is laid to lawn with mature borders and has a small additional wooden decked area ideal for sitting out.

To remaining side of the garden has a useful log/bin store and access from here to the outbuildings.



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SERVICES

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

OUTGOINGS

We understand this property is in band 'D ' for Council Tax purposes.

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square enter Drake Road (between the Banks) and proceed up the hill and out of town. After approximately 1.5 miles, bear left at Pitland Corner heading towards Chillaton. After approximately 4 miles enter the village of Chillaton and turn left signposted Lifton. Proceed on this road for approximately 4 miles and at the junction shortly after the Ambrosia factory turn right onto the old A30 towards Sprytown and Okehampton. Proceed for approximately half a mile and turn left signposted Broadwoodwidge and continue on this road for approximately 2 miles. As you enter the village of Broadwoodwidge the entrance to the driveway leading to the property will be found on the right-hand side as indicated by our 'For Sale' sign.



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** PL19, PL20, EX20*

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