

STAGS

Beechwood House Station Road, Lifton, Lifton, Devon PL16 0AN

An impressive early 20th century residence in popular village location. Available to rent on a 12 month tenancy.

Lifton Village Centre 0.7 miles - Launceston 5.1 miles - Okehampton (Train Station) 15.6 miles

• 6 Bedrooms (3 ensuite) • Living Room & Dining Room • Recently Refurbished • Garden & Ample Parking • Available November • Pet Considered • 12 Month Tenancy • Deposit: £2192.00 • Council Tax band: G • Tenant Fees Apply

£1,900 Per Calendar Month

01566 771800 | rentals.launceston@stags.co.uk

ACCOMMODATION TO INCLUDE:
Storm porch with front entrance door leading into

ENTRANCE HALL
Tiled floor, smoke alarm, stairs rising to the first floor.

UTILITY ROOM
Stainless steel sink unit with base unit cupboard below and work surface above. Space for washing machine and tumble dryer, alcove shelving and cupboards, window to the rear, tiled floor and part tiled walls.

KITCHEN
Wooden base units with wooden work surfaces, drawers and display cupboards. Window and double doors to the side, tiled flooring, oil fired boiler, space for dishwasher and fridge freezer (appliances available if required). Integrated electric double oven and ceramic hob, 1½ bowl stainless steel sink unit, double doors to:

LIVING ROOM 19'5" x 17'8"
Tiled flooring, large window to the front, wood burner set in a decorative fireplace with slate hearth.

FIRST FLOOR HALF LANDING
Large decorative window, door to CLOAKROOM with white WC and wash hand basin, window to the rear.

MAIN FIRST FLOOR LANDING
Radiators, large decorative window, window to the front. Doors off to:

BEDROOM 1 19'5" x 18'0"
Double room, windows to the front, radiators, ornate fireplace (not in use).

BEDROOM 2 19'3" x 12'9"
Double room, radiator, window to the side.

BATHROOM
White suite comprising WC, wash hand basin, large cubicle with mixer shower and bath with telephone style shower attachment. Vinyl flooring, heated towel rail.

SECOND FLOOR LANDING
Radiator, smoke alarm, large decorative window.

BEDROOM 3 12'2" x 11'6"
Double room, radiator, window to rear, door to:

ENSUITE SHOWER ROOM
White WC, wash hand basin and corner cubicle with mixer shower, part tiled walls, light with shaver point, window to the rear, vinyl flooring, ladder style heated towel rail.

SHOWER ROOM
White WC, wash hand basin, corner cubicle with mixer shower, light with shaver point, ladder style heated towel rail, vinyl flooring.

BEDROOM 6 14'7" x 13'8"
Double room, radiator, window to the side, cupboard housing hot water tank.

ENSUITE SHOWER ROOM
White WC, wash hand basin and corner cubicle with mixer shower, part tiled walls, light with shaver point, vinyl flooring, ladder style heated towel rail.

BEDROOM 5 15'10" x 9'8"
Double room, window to front, radiator.

ENSUITE SHOWER ROOM
White WC, wash hand basin and corner cubicle with mixer shower, part tiled walls, light with shaver point, vinyl flooring, ladder style heated towel rail.

BEDROOM 4 11'8" x 9'6"
Small double room, radiator, window to the front.

OUTSIDE
The property is approached via a private driveway to a large turning space offering ample parking for 6+ vehicles. There is a large level lawn area with a fenced boundary to the front.

SERVICES
Mains electricity, water and drainage.
O.F.C.H (underfloor downstairs).
Council Tax band: G

SITUATION
The property is situated in the thriving Devonshire village, Lifton. Renowned for it's convenient location on the edge of Dartmoor and only a short distance from the A30, Lifton is a highly sought-after village, with a wide range of day-to-day facilities including a well respected Primary School, Doctor's Surgery, Village Shop, Post Office and a number of Pubs and restaurants including The Arundell Hotel.

The historic market town of Launceston is less than 5 miles away with a wide range of amenities and facilities, whilst the A30 trunk road which connects the Cathedral cities of Truro and Exeter.

DIRECTIONS
From Launceston Stags office turn right out of the car park on to Western Road and proceed out of town. Continue through the traffic lights and take the first slip road exit signposted to Lifton, Okehampton and Exeter on to the A30. Continue along the A30 for approx 3 miles and take the 2nd exit from town, signposted to Lifton. After coming off the sliproad take the right hand turn through Liftondown and continue towards the village of Lifton. Pass through the village of Lifton itself and on exiting the village, the property can be found on the left hand side.

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LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available November. RENT: £1950.00 pcm exclusive of all charges. DEPOSIT: £2192.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.











IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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