



The Thatched Cottage







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Sprytown, Lifton, , PL16 0AY

Lifton 1.8 miles - Launceston 5.6 miles - Okehampton 14.1 miles

A beautifully presented detached period cottage offering a blend of original character and modern living, with an additional Coach House located in a private but accessible location.

- Rural Location
- Existing Holiday Let Income
- Detached Coach House
- 1.4 Acres of Gardens
- Tenure: Freehold
- 7 Bedrooms total
- Grade II Listed
- Triple Garage
- Home Office Potential
- Council Tax Band: F & A

Guide Price £750,000

Stags Launceston

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SITUATION

The property is located in a peaceful yet accessible location on the edge of the village, Lifton. Renowned for its convenient location on the edge of Dartmoor and only a short distance from the A30, Lifton is the ideal place for those wanting to settle into the typical 'village life' whilst being able to explore the natural attractions that the area has to offer. It's 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 Arms 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, along with access to the town of Okehampton approximately 20 minutes from the property. Okehampton train station offers a connecting line to Exeter St Davids with a direct London service.

DESCRIPTION

A well presented 3 bedroom, Grade II listed property that has been both modernised and extended in recent years while keeping in with the period characterful charm. The property is set within roughly 1.4 acres of grounds and accessed via its own private driveway that leads to a detached triple garage. A detached coach house is also part of the property and offers huge potential with an existing holiday let income or multi generational living.

ACCOMMODATION

The accommodation throughout the property is presented in good decorative order and displays a number of original and character features, including exposed stonework, fireplaces, wooden beams and flagstone flooring. The property has double glazed wooden windows throughout as well as great ceiling height throughout. The cottage comprises spacious accommodation throughout and offers a kitchen/diner with a central island, integrated dishwasher, fridge, freezer, electric oven, induction hob and larder. Directly from the kitchen is a separate entrance hall and utility space and then follows the garden room which offers underfloor heating, bi fold doors and an impressive oak frame. The ground floor continues into the most impressive sitting room with large stone fireplace housing a wood burning stove, perfect for those cold winter months and floor to roof height ceiling. A downstairs bathroom offers a sperate shower, bath, w/c and hand wash basin. The ground floor is completed by a separate bedroom but also offers scope to be used as a study.

Stairs lead from the sitting room to the first floor where you will be a master bedroom with a feature fire place and built in wardrobe as well as a further double bedroom. The exposed beams and character charm continue on the first floor.





OUTSIDE

The property is approached via its own private drive that leads past the coach house where you will find parking for multiple vehicles and leads through the gardens to the property where again you will find further parking for multiple vehicles as well as a detached triple garage. The gardens are mainly laid to lawn. with an entire section being fenced as its own paddock with raised flower beds. Direct from the cottage is an area of gravel which is ideal for alfresco dining and taking in the country location the property offers. The garden continues to further lawned areas with a variety of evergreen trees as well as its own pond.

THE COACH HOUSE

The Coach House is a separate converted barn that is located on the private drive as you enter the property, and benefits from its own separate parking as well as a garden area. Currently used as a holiday let, the 1st floor offers an open plan kitchen and living area with a wood burning stove. A single double bedroom and en suite with separate shower, hand wash basin and w/c completes the first floor. The ground floor is divided into 3 individual rooms, with all consisting of en suite rooms and offer scope for further bedrooms, income potential or home office use.

SERVICES

Mains electricity, water and private drainage. Heating via an oil fired boiler with remote app controls and multi-fuel stove, the current heating system is readily suitable for conversion to a heat pump should one desire. Broadband availability: Standard ADSL, Superfast and Ultrafast. Mobile signal coverage: Voice and data likely. (Ofcom). The property offers potential for 4 kWp ground mount solar PV array and 4 kWp roof mount, for further information please contact the Stags Launceston office. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

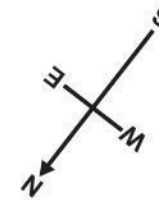
DIRECTIONS

What3words.com - [///pockets.unafraid.broadens](https://www.what3words.com/)

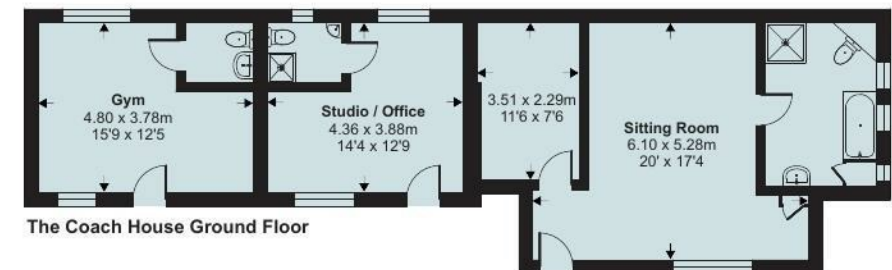
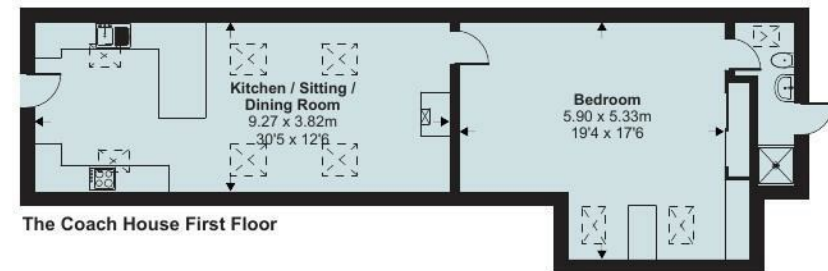


Main House = 1890 sq ft / 175.5 sq m
 The Coach House = 1209 sq ft / 112.3 sq m
 Garages = 507 sq ft / 47.1 sq m
 Outbuildings = 372 sq ft / 34.5 sq m
 Total = 3978 sq ft / 369.5 sq m

For identification only - Not to scale



- The Coach House



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1330826



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



