
D. R. Kivell
COUNTRY PROPERTY
Higher Beeches
Markstone, Lifton, Devon



Higher Beeches,

Markstone, Lifton, Devon, PL16 0HD

Lifton 2 Miles A30 3 Miles Launceston 7 Miles Tavistock 8 Miles Exeter 40 Miles

2+2 Bedrooms 2+1 Reception Rooms 1+1 Bathrooms EPC E39/D61

A pair of characterful two bedroom barn conversions with generous gardens, versatile outbuilding and potential for multi generational living or rental income.

Higher Beeches is located 2 miles north-west of the popular village of Lifton which has an abundance of amenities, including:- Lifton Stores / Post office, community centre, public houses, restaurants, hotel, general stores / filling station, primary school and the popular Strawberry Fields farm shop. The A30 is 3 mile to the north west. Launceston 7 Miles to the west and Tavistock 8 miles to the south east, on the edge of the Dartmoor National Park.

Set in an accessible rural location, this charming property comprises two , two bedroom barns, each offering character, comfortable living and flexible layouts.





A gated entrance opens onto a large driveway and parking area, leading to level gardens between the two barns. The generous lawned spaces are interspersed with mature specimen trees and provide an inviting setting for outdoor dining, children's play or simply relaxing. A paved patio offers an ideal area for entertaining, complemented by an ornamental fish pond, while the overall garden layout lends itself to further landscaping, vegetable beds or recreational use.

To the side is a substantial workshop/garage, ideal for hobbies and storage or future development (subject to planning). Its size and position makes it a valuable asset for those seeking additional workspace, potential ancillary accommodation or for classic cars or a motorhome.

With its appealing character and scope for income generation, Higher Beeches presents an exciting opportunity for buyers seeking multi generational living, a lifestyle change or a versatile investment in an accessible countryside setting.





Higher Beeches Barn
Higher Beeches is a charming, well-presented 2 bedroom, character barn conversion and has hardwood double glazed windows and doors, cut stone fireplace, fitted kitchen, vaulted ceilings with exposed 'A' frame trusses and oil fired central heating.

The accommodation briefly comprises: Sitting room; with beamed ceiling, fireplace with inset Calor gas fire, window to the front, staircase rises to the first floor. Kitchen /Dining room; fitted wall and base units with granite effect roll top worksurface, 1 ½ bowl sink and draining board, fitted dishwasher, space and plumbing for washing machine, Calor gas cooker with extractor hood above, Worcester oil fired combi boiler, beamed ceiling, window to the front and door to: Entrance porch, window to the side and door to the outside.

On the first floor; vaulted ceiling with exposed 'A' frame and character beams throughout. Landing with door opening to: Bedroom 1, a double room, fitted wardrobes, window to the side and Velux window to the front. Bathroom; bath, w/c, wash basin, fully tiled walls, Velux window to the rear. Bedroom 2; fitted wardrobes, window to the side and Velux window to the front.

Maizuki Barn
Maizuki is a very well presented traditional stone barn conversion, providing light bright and spacious accommodation benefitting from hardwood double glazed windows and doors, oil-fired central heating, fitted kitchen, solid timber internal doors and new fitted carpets throughout. The accommodation briefly comprises: Entrance hall; Kitchen / Sitting / Dining Room; fitted kitchen with wall and base units under granite effect roll top worksurfaces, inset stainless steel sink and draining board, electric hob with extractor hood above, built-in electric oven and space for fridge / freezer. The sitting / dining area benefits from large windows and French Doors to the front opening onto the gravel terrace. Bedroom 1; a double room with part glazed stable door opening to the front. Bathroom; fully tiled walls, bath with shower attachment over, wash basin and w/c. Bedroom 2; a double room, with window to the side. Internal doors are solid timber.
Integral Garage and Store:
Wide electrically operated roller door to the front, housing the Worcester heat slave 1214 oil fired boiler and door which opens to the kitchen. Potential to increase the living space (subject to planning)

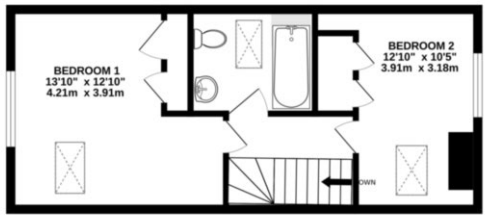




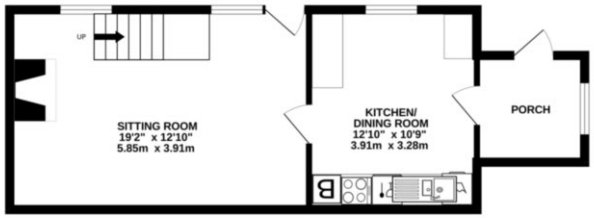
Garage and Workshop: 7.42m x 7.52m (24'4" x 24'8")
A purpose-built garage of stone faced, concrete block and stone with a cavity wall. Potential for conversion to a further dwelling subject to planning. Large full height roller door and pedestrian door to the front. Separate cloakroom with wash basin, w/c with power, light water and drainage connected.

Services & Information
Water – Mains
Drainage- Septic tank
Electricity – Mains
Heating – Oil Fired Central Heating
Telephone & Broadband –checker.ofcom.org.uk
Mobile Availability – checker.ofcom.org.uk
Council Tax Bands – Higher Beeches currently C / Maizuki C
EPC – E39 /D61
Construction – Higher Beeches & Maizuki - stone

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



Local Authority
West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ 01822 813600.

Tenure
The property is offered for sale freehold.

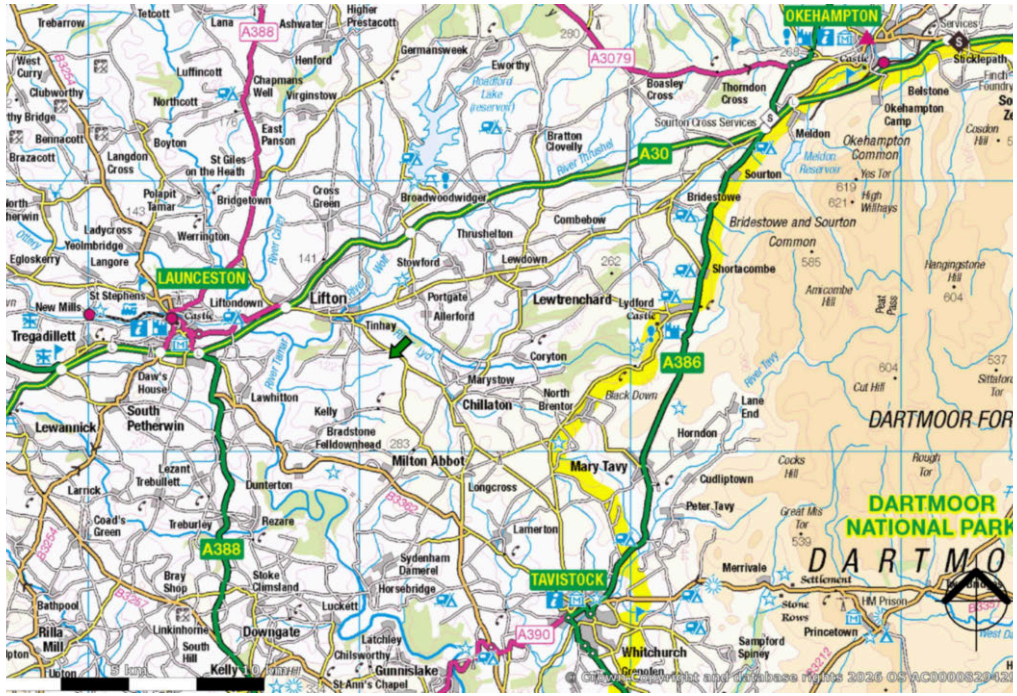
Viewing Arrangements
Strictly by appointment with D. R. Kivell Country Property 01822 810810.

Directions
From the A30 at Lifton proceed past Strawberry Fields towards Lifton village. Continue past the Lifton Stores / Post Office towards Tinahy. At Tinhay Mill turn right on the road to Tavistock, continue across the bridge, procced up the hill and after approximately 1.5 miles Higher Beeches will be found on your right hand side clearly indicated by a D. R. Kivell Country Property "For Sale" board

What3words Location Finder
///purified.bounty.trial

Agent's Notes
None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoings, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.





Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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The Property Ombudsman

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