



## **4 The Old Rice Mill, Lifton, PL16 0AF**

**£1,000 PCM**

A mid terrace THREE STOREY TOWN HOUSE situated in a quiet cul-de-sac of similar properties about 10 minutes from the A30 offering spacious and well laid out THREE/FOUR BEDROOM accommodation including a Kitchen, Sitting Room, Two Cloakrooms and a Bathroom with SINGLE GARAGE/WORKSHOP and small GARDEN. Property available and viewings arranged from 31st March 2026 onwards.

## SITUATION

The property is situated a short distance from the heart of the village of Lifton, which boasts a range of amenities including a Village Store/Post Office, Parish Church, Public Houses, County Primary School, Doctors Surgery to name but a few. The ancient former market town of Launceston lies 5 miles to the West and benefits from a further range of shopping, commercial, educational and recreational facilities, lying adjacent to the A30 trunk road which gives access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

## DESCRIPTION

4 The Old Rice Mill is a three storey mid terrace house situated in the pretty North Cornwall village of Lifton, approximately 10 minutes from the main A30 main road and 5 miles west of Launceston. The property is of modern cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows throughout. Internally the unfurnished accommodation is arranged over three floors and briefly comprises on the ground floor, the Single Garage/Workshop, a Bedroom 4/Office and a useful walk-in Storage Cupboard, on the first floor there is a modern Kitchen, a Cloakroom, and a light and spacious Sitting Room, whilst on the second floor there are three Bedrooms and a Bathroom. 4 The Old Rice Mill has been nicely decorated throughout and benefits from oil fired central heating on all floors. Outside and to the front of the property there is off-road parking for two cars allowing access into the Single Garage/Workshop whilst at the rear of the property there is a manageable enclosed gravel garden. The property is available from 7th April for occupation.

## ENTRANCE

From the garden, a gravel path leads up to the half glazed Front Door opening into the

## ENTRANCE HALL

with doors to the Study/Bedroom 4 and Garage and stairs leading to the First Floor Landing. In one corner is a useful under-stairs storage cupboard, radiator, smoke alarm, and coat hanging space.

## STUDY/BEDROOM 4

A double bedroom with window to the front overlooking the garden and radiator.

## FIRST FLOOR LANDING

From the Entrance Hall, stairs lead to the First Floor Landing with doors off to the Kitchen/Breakfast Room, the Sitting Room and the Cloakroom.

## CLOAKROOM

A good sized room fitted with a low level WC, a wall mounted wash hand basin, radiator and an extractor fan.

## FIRST FLOOR LANDING.

Returning to the Entrance Hall, stairs with wooden balustrade and handrail lead to the First Floor Landing with doors off to the Kitchen, Sitting Room and Cloakroom and further stairs leading to the Second Floor Landing.

## KITCHEN/BREAKFAST ROOM

fitted with a range of matching cream units to two sides under a laminate work surface with tiled splash backs including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set below a window to the rear overlooking the redundant quarry with space and plumbing for a dish washer below. On one side is a built-in stainless steel single oven and grill with inset four ring ceramic over and pull out extractor fan over, set between a range of matching wall cupboards. In one corner is a breakfast area suitable for a four seater dining room table with window to the rear overlooking the redundant quarry. The Kitchen is finished with a radiator, coved ceiling, and inset ceiling down lighters.

## SITTING ROOM

A good sized room with two windows to the front overlooking the cul-de-sac with coved ceiling, TV point, two wall up-lighters and radiator.

## CLOAKROOM.

An internal room fitted with a matching white suite comprising a low level WC and a wall mounted wash hand basin with stainless steel mixer taps, mirror fronted medicine cabinet and extractor fan.

## SECOND FLOOR LANDING

From the First Floor Landing, stairs with wooden balustrade and hand rail to one side lead to the Second Floor Landing with doors to the Bedrooms and Bathroom. On one side is the Airing Cupboard fitted with radiator and range of slatted shelving.

## BEDROOM 1

A good sized double bedroom with two windows to the front overlooking the cul-de-sac with radiator, TV point and coved ceiling.

## BATHROOM

fitted with a matching white suite comprising a panel bath with fully tiled splash backs and 'Mira' mains fed shower with wall mounted shower attachment and glazed shower screen to one side; low level WC; and a pedestal wash hand basin with tiled splash backs. The bathroom is finished with a ladder towel rail and extractor fan.

## BEDROOM 2

Another double bedroom with window to the rear overlooking the quarry with radiator below.

## BEDROOM 3/COT ROOM

A single/cot bedroom with window to the rear with radiator below.

## OUTSIDE

4 The Old Rice Mill is approached through a quiet cul-de-sac of similar properties giving access to two parking spaces in front of the Garage. At the end of the terrace of housing a shared pedestrian path which leads around to the rear of the house and the enclosed gravel garden. At the rear of the garden there is access to the Front Door into the Entrance Hall.

## GARAGE

with concrete floor metal up and over door, central ceiling light, electric meters and fuse boxes and outside tap. In one corner is the 'Grant' oil fired boiler providing domestic hot water and servicing radiators, whilst on one side is a single drainer steel sink unit with mixer tap, cupboard below, and space and plumbing for a washing machine to one side. At the rear of the room a door opens into a Cloakroom fitted with a low level WC and an extractor fan.

## INITIAL COSTS

Rent ~ £1,000 per calendar month

Deposit - £1,153 (equal to five weeks' rent)

The first month's rent plus the deposit are both to be paid upfront prior to the agreed move-in date. All deposits are held by The Keenor Estate Agent and administered through MyDeposits in accordance with current legislation and protected by client money protection. Deductions may be made from the deposit at the end of the tenancy, subject to a final check-out visit and depending on whether the terms of the tenancy agreement have been met.

## SERVICES & COUNCIL TAX

Mains electricity, mains water and private drainage.

Oil fired boiler providing hot water and servicing radiators

Telephone connected subject to BT regulations.

Satellite available via Sky.

Superfast Broadband (supplied by Openreach) available.

Good mobile and data coverage with Vodafone (not EE, 02 or Three). (info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band C - £2,185.36 .p.a. for 2025/26

All services to be paid for by the tenant in addition to the rent.

Please Note : Pets by arrangement.

## HOW TO APPLY

Please ask us for an application form (one to be supplied for each applicant aged 18+) and we will send this to you via email to complete (or we can supply a paper copy). If our Landlord approves your application, you will be asked to provide us with appropriate I.D. so we can conduct Right to Rent

and anti-money laundering checks, which we are required to do by law. This will include an online 'Smartsearch' sanction check against all tenants, permitted occupiers and guarantors as required under the Sanctions and Anti-Money Laundering Act 2018.

Your details will also be passed to Let Alliance to allow them to carry out financial referencing, which includes checking your credit rating and obtaining proof of income/references from your employer and current/previous landlords.

The property is let unfurnished on a six month Assured Shorthold Tenancy (minimum) - This changes on 01.05.26 as per Renters Rights Act, where all tenancies will become twelve month periodic tenancies.

Move in is subject to successful referencing, payment of the first months' rent and deposit and signing the tenancy agreement.

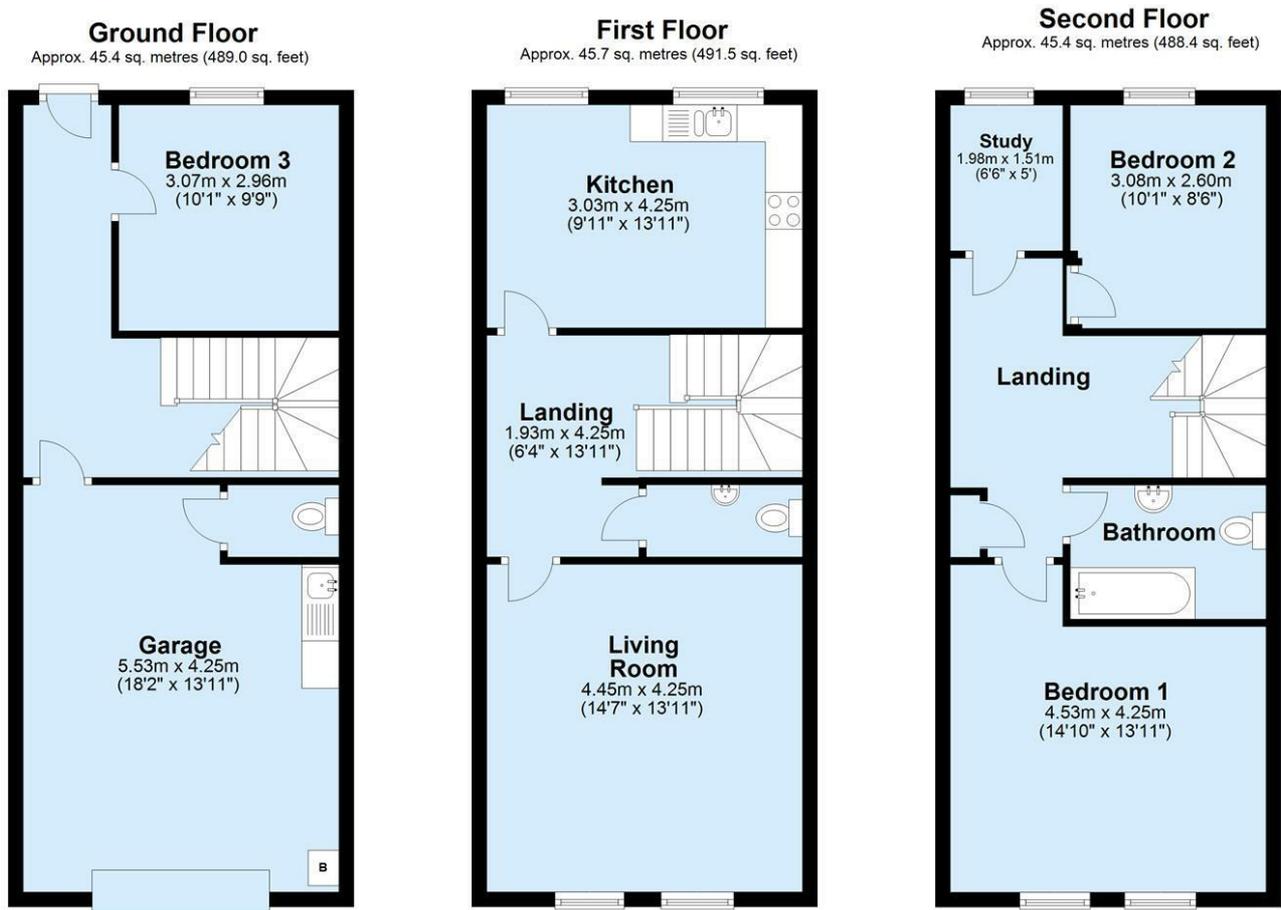
## VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - showering.sunbeam.guarded

# Floor Plan



Total area: approx. 136.5 sq. metres (1468.9 sq. feet)

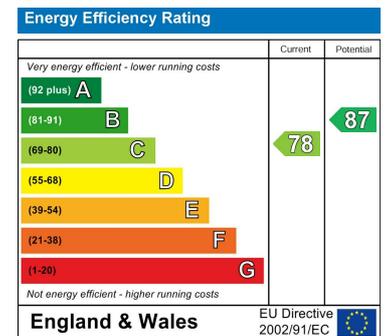
For illustration purposes only. Not to scale and not to be relied upon.  
Plan produced using PlanUp.

## 4 The Old Rice Mill, Tinhay, Lifton

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.