



Nestled in the heart of the old part of Liverton, this enchanting two-bedroom cottage exudes quintessential charm and character. With its exposed beam ceilings, impressive inglenook fireplace, and beautifully secluded cottage garden, this home offers a perfect blend of period features and comfortable living, an ideal village retreat.

1 Thatched Cottages | Old Liverton | TQ12 6HS





PROPERTY TYPE  
Cottage



SIZE  
845 sq ft



LOCATION  
Liverton



AGE



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Electric Heating



PARKING  
On Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
Not Applicable



COUNCIL TAX BAND  
C



### in a nutshell...

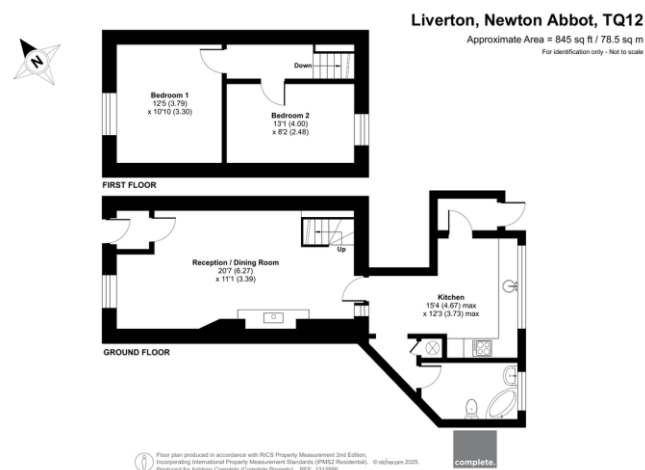
- Inglenook Fireplace
- Wood and Stone flooring
- Spacious Sitting Room
- Kitchen/Dining Room
- Good Sized Bathroom
- 2 Bedrooms
- Beautiful Private Cottage Garden
- Village Location



## the details...

Step through a traditional wooden door into a welcoming entrance vestibule, which leads directly into the inviting sitting room. This space radiates warmth and cosiness, with its standout inglenook fireplace housing a wood-burning stove. Character features abound, including ceiling beams, a front-facing window with a charming window seat, and natural wood flooring. A spiral staircase rises to the first floor, while a door opens into the kitchen/dining room. The kitchen is fitted with a range of wooden wall and base units topped with work surfaces, incorporating a sink with mixer tap. There's space for a cooker, dishwasher, washing machine, and fridge/freezer. Stone-tiled flooring complements the rustic appeal, and a wide window offers delightful views over the garden. A rear porch leads from the kitchen to the outside, enhancing the connection between indoor and outdoor living. The dining area provides ample space for a table and chairs, perfect for entertaining family and friends. The ground floor bathroom features a corner panelled bath with an antique-style mixer tap and shower attachment, an electric shower over, a pedestal hand basin, a low-level WC, and a heated towel rail. The attractive stone-tiled flooring continues here, adding to the cottage's cohesive design. Upstairs, you'll find two characterful bedrooms. The principal bedroom is a generously sized double, while the second is a spacious single, ideal for guests or as a home office.

The garden is truly a standout feature of this delightful home. A decked area provides the perfect spot for outdoor dining or relaxing in the sun, surrounded by peace and privacy. Additional paved and lawned areas are framed by an abundance of mature shrubs and trees, creating a serene and picturesque setting.



## the location...

Liverton is a village on the edge of Dartmoor National Park. The A38 is nearby and provides dual carriageway access to both Plymouth and Exeter and the motorway network beyond. Bovey Tracey is some 3 miles away and provides shopping facilities for day to day needs, whilst the market town of Newton Abbot, approximately 5 miles away providing a more comprehensive range of shops, superstores, schools, hospital and sporting facilities together with a railway station offering connections to London Paddington and Waterloo.

### Shopping

Late night pint of milk: Marks & Spencer 1.3 mile

Village shop: 1 mile

Town centre: Bovey Tracey 3 miles

Newton Abbot: 5.5 miles

Supermarket: Lidl 2.5 mile

Exeter: 16 miles

Relaxing Beach: Teignmouth 11 miles

Playground: Park, swimming pool, cricket, tennis: 2 miles Stover

Golf Club: 1 mile

Dartmoor (Haytor Rocks): 5 miles

### Travel

Bus at the end of the road

Train station: Newton Abbot 5.5 miles

Main travel link: A38 1 mile

Airport: Exeter 19 miles

### Schools

Blackpool Primary School: 1 mile

Stover (Private): 1.5 miles

South Dartmoor Community College: 7 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 6HS

## how to get there...

From the A38, take the Drumbridges exit and follow the signs for Liverton. Once you reach the village, take the first right, signposted Ilington, and continue into Old Liverton. After passing the Village Hall on your right, take the next right turn— the cottage is a short way up on the right-hand side.



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