



## 1 Mounthill Cottages, Beaumont Close - TQ12 6UR

£539,000 Freehold

Modern, Detached, Eco Friendly, Family House • One Double Bedroom, Guest Annexe • Two Storey Stone Built Workshop • Open Plan Lounge, Kitchen and Dining Area • Five/ Six Double Bedrooms • Three Bathrooms and Ground Floor Cloakroom • West Facing Garden • Stunning Countryside Views Across Dartmoor National Park • EPC Rating: B / Tenure: Freehold

  
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### Contact Us...

 01626 818094

 boveysales@chamberlains.co

 50 Fore Street  
Bovey Tracey TQ13 9AE



#### **STEP INSIDE:**

This 5/6 bedroom home is architect designed, finished to a high specification and includes a 2 storey annexe and 2 storey stone built workshop in the rear garden. The front entrance door leads to a hallway with access to a cloakroom, utility room and stairs rising to the first floor. The sizeable kitchen/diner area is fitted with a stylish range of modern units with an integrated dishwasher, fridge, electric double oven and hob. The lounge area has sliding patio doors out to the rear garden.

The first floor landing has a walk in cupboard and stairs rising to the second floor with an understairs cupboard. On the first floor there are three double bedrooms, two with built in wardrobes and a modern family bathroom with panelled bath. There is a mains shower over the bath, vanity unit basin and W.C.

The second floor landing opens to the master suite, which comprises of a bathroom and a dressing room, with patio doors opening out to an enclosed balcony and stunning countryside views across Dartmoor National Park. A second bathroom has a panelled bath with a mains shower over, vanity unit basin and W.C.

The original garage and room above have been converted providing ancillary accommodation for a range of uses for example home office, a dependant relative, teenager or guests. On the ground floor it has a lounge and kitchen area, on the first floor is a double bedroom and shower room. This beautiful home has been carefully and thoughtfully designed with triple glazing and plenty of double glazed Velux windows which bring in lots of light. This home has one of the best energy efficiency ratings we've seen and benefits from a heat recovery system significantly reducing the running costs for a home of this size.

#### **USEFUL INFORMATION:**

Council Tax Band B (£1,652 PA)

Tenure: Freehold

Mains Gas, electric, water and drainage connected.

The gas fired boiler has supplementary solar panels providing free heat to the hot water cylinder. There is also a heat recovery system installed (MVHR), which delivers fresh filtered allergen-free air to all the rooms.

## ROOM MEASUREMENTS:

Lounge: 20' 4" x 11' 9" (6.2m x 3.6m)  
Kitchen/Dining Room: 17' 0" x 11' 9" (5.2m x 3.6m)  
2nd floor Bedroom: 16' 8" x 10' 5" (5.1m x 3.2m)  
Bedroom: 11' 9" x 11' 1" (3.6m x 3.4m)  
Bedroom: 11' 9" x 10' 9" (3.6m x 3.3m)  
Bedroom: 11' 5" x 10' 5" (3.5m x 3.2m)  
Bedroom/Dressing Room: 20' 0" x 7' 2" (6.1m x 2.2m)  
Workshop: 9' 3" x 8' 8" (2.83m x 2.65m)  
Annexe/ Garage  
Kitchen Area: 12' 5" x 6' 6" (3.8m x 2.0m)  
Reception Room: 12' 9" x 9' 2" (3.9m x 2.8m)  
Bedroom: 12' 9" x 10' 5" (3.9m x 3.2m)

## SELLERS INSIGHT:

" We found living in this light filled eco-friendly home ideal for our family and visitors, especially with access to National Park countryside walks straight from the back gate.

Liverton itself is a great place to live, so friendly, a handy general store Post Office, highly regarded school, welcoming pub and easy access to the A38. "



## STEP OUTSIDE:

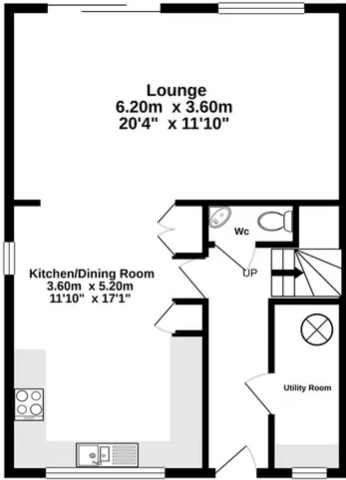
To the front there is a gravelled parking area with two allocated parking spaces. Access at the side via a wooden gate, leads to the rear garden. This is also gravelled for ease of maintenance, with a paved seating area and fully enclosed by walking in reclaimed brick and fencing. A wooden gate to the rear accesses a quiet lane and footpaths, ideal for walking out through the countryside and rolling hills beyond. A useful stone built out-building/workshop is currently used as a utility room, with water, waste and power connected. This has a second floor so could be used as a studio or office if required



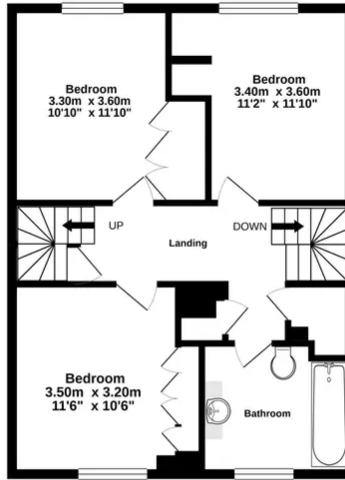
## LOCATION:

This detached, modern, eco friendly home is situated in Liverton, in a 'tucked away' location at the end of a cul de sac. Liverton is on the edge of the Dartmoor National Park, it has a popular village pub and superbly stocked general stores and post office. The neighbouring village of ILLSINGTON offers church, general store, bowling and tennis clubs and a spa hotel among other amenities. The town of Bovey Tracey is approximately 2 miles away and offers a range of local shops, cafes and eating places as well as health centre, library and a renowned craft centre. It is in within easy reach of the A38 Devon Express way linking Exeter and Plymouth.

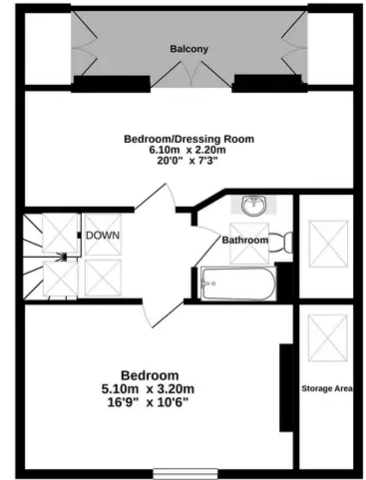
Ground Floor  
53.2 sq.m. (572 sq.ft.) approx.



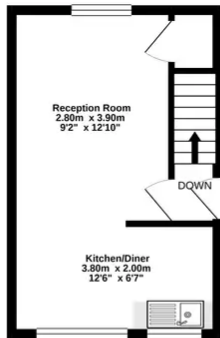
1st Floor  
53.0 sq.m. (570 sq.ft.) approx.



2nd Floor  
46.7 sq.m. (503 sq.ft.) approx.



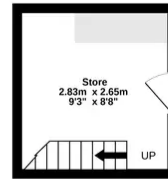
Studio Ground Floor  
22.8 sq.m. (245 sq.ft.) approx.



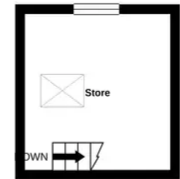
Studio First Floor  
22.8 sq.m. (245 sq.ft.) approx.



Barn Ground Floor  
8.8 sq.m. (95 sq.ft.) approx.



Barn 1st Floor  
8.8 sq.m. (95 sq.ft.) approx.



**Total Floor Area House And Studio Excluding Barn**

**TOTAL FLOOR AREA : 198.3 sq.m. (2135 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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