



A stunning family home, ideal for those looking for a versatile contemporary property, built with thought & flair to create a quality home full of natural light and versatility

2 Mounthill Cottages | Beaumont Close | Liverton | TQ12 6UR



thoroughly good property agents



PROPERTY TYPE

Detached House
Freehold



SIZE

1,801 sq ft



LOCATION

Village



AGE

Modern



BEDROOMS

5



RECEPTION ROOMS

3



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

87 (B)



COUNCIL TAX BAND

B



in a nutshell...

- Fitted Kitchen
- Dining Area with Patio Doors
- Sitting Room
- Cloakroom
- 4 Double Bedrooms
- Ensuite and Master Bathroom
- Annexe with Ensuite Bedroom
- Garage & Parking
- Enclosed Garden
- NO ONWARD CHAIN





the details...

A rare opportunity to purchase a fabulous, contemporary, detached family home with four double bedrooms, master en-suite, a garage, parking, a garden, countryside views, and a separate one-bedroom annex, in the popular village of Liverton, with easy access to the A38 to Plymouth, Exeter and the M5.

This super-insulated property is immaculately presented throughout with light and stylish décor, feels warm and welcoming with triple-glazing, gas central heating and a wood-burning stove, arranged over three floors which offers spacious and versatile accommodation, perfect for a family. There is also a beautiful one-bedroom annex above the garage opposite.

The accommodation comprises of, on the ground floor, an entrance hallway with integrated storage for coats and shoes, a staircase to the first floor and a convenient ground-floor cloakroom, also housing the condensing boiler that provides the central heating and hot water. There is a spacious living room that feels cosy despite its generous size, and a stunning kitchen/dining room with a modern wood-burning stove and a sliding patio door to the rear garden. The kitchen is beautifully fitted with plenty of worktop and cupboard storage and is well-appointed with a range of integrated appliances including a double-oven, gas hob, a dishwasher and a fridge/freezer.

Upstairs, on the first floor, there are three light and airy double bedrooms, all with integrated wardrobes, and a family bathroom containing a contemporary white suite comprising of a bath, separate shower, WC and a vanity unit. It also contains an airing cupboard with an unvented hot water cylinder.

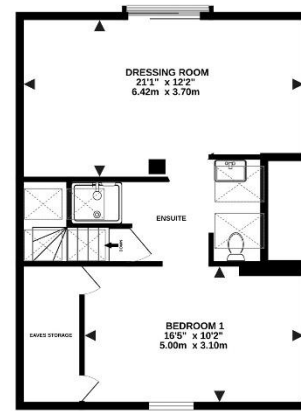
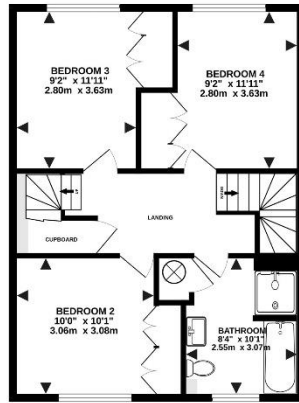
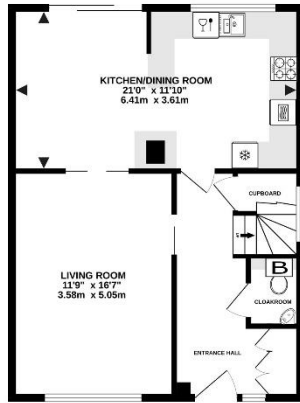
Another staircase, with a cupboard beneath, leads up to the top floor and the master bedroom suite that comprises of a wonderful double bedroom with a gable window offering a pleasant view, and eaves storage, a large dressing room with a Juliette balcony from where there are fabulous countryside views, and in the centre, an en-suite shower room.

Outside, the rear garden is beautifully landscaped and low-maintenance with an artificial lawn and a paved patio, great for entertaining, be it alfresco dining or a family barbecue. There is a slate-roofed log-store, timber-edged beds of plants and flowers, and a ramp up to a gate providing alternative access to a quiet road at the rear.

At the front of the property is a gravel driveway offering plenty of parking beside the garage that has lights and power, and an up and over door, and above, is a stunning one-bedroom annex with a superb double-bedroom and a modern shower room. A viewing is essential to fully appreciate all that this wonderful family home has to offer.



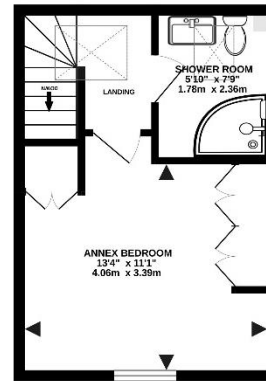
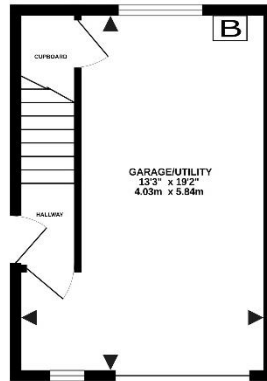
the floorplans...



TOTAL FLOOR AREA: 1801 sq.ft (167.3 sq.m.) 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.

Made with Metropix ©2023



TOTAL FLOOR AREA: 518 sq.ft (48.2 sq.m.) 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.

Made with Metropix ©2023



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. 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 the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



the location...

Liverton is a village on the edge of Dartmoor National Park and benefits from a Post Office/General Store, Pub, School, Garage, Community Centre and a regular bus service. 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

Village Store: 0.8 mile
Bovey Tracey: 3.5 miles
Newton Abbot: 5 miles
Supermarket: Asda 4.6 miles

Relaxing

Beach: Teignmouth 9.9 miles
The Star Pub: 0.3 mile
Golf: Bovey Tracey 3.3 miles & Stover 1.8 miles

Travel

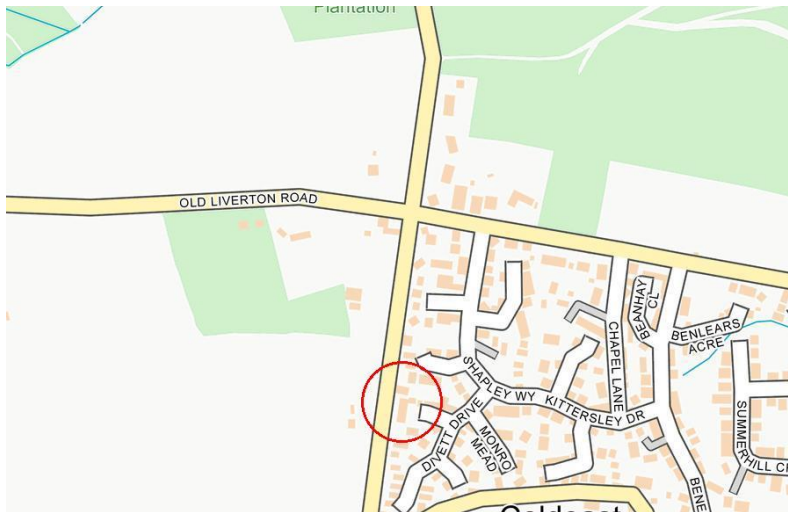
Bus stop: Old Liverton Road 0.2 mile
Train station: Newton Abbot 5.1 miles
Airport: Exeter 18.7 miles

Schools

Blackpool C of E Primary School: 0.8 mile
Stover School: 2.5 miles
South Dartmoor College: 5.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6UR**





Need a more complete picture? Get in touch with your local branch...

Tel [01626 832 300](tel:01626832300)
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.