



A stunning country cottage set on the outskirts of this thriving moorside village offering a range of sporting activities & a community which supports a local shop, pub, church, local hotels & eateries & an active village centre, this really is a superb home for those looking to move into a village location

2 Lewthorn Cottages | Ilstington | Newton Abbot | TQ13 9RR



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House
Freehold



SIZE

959 sq ft



LOCATION
Village



AGE

Georgian (1714 - 1830)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Oil Fired Central Heating



PARKING

Off Road Parking & Carport



OUTSIDE SPACE

Garden



EPC RATING

48 (E)



COUNCIL TAX BAND

C



in a nutshell...

- Bespoke fitted kitchen
- Sitting Room with Woodburner
- Conservatory/Dining Room
- Two Double Bedrooms
- Family Bathroom
- Artist Studio
- Off road Parking
- Garden with Summerhouse





the details...

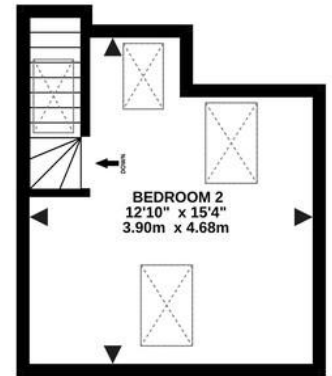
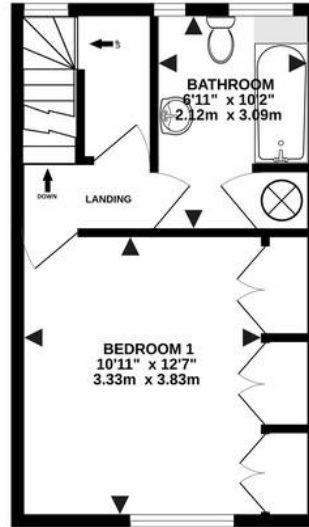
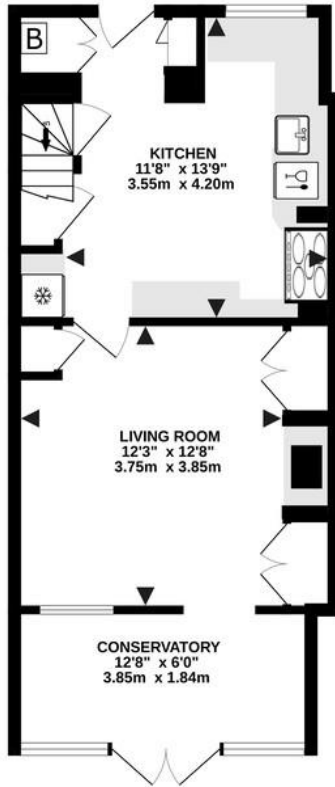
New to the market is this fabulous, mid-terraced character cottage, with two double bedrooms, a large garden, a garden office, a workshop/studio, a carport and parking, nestled amid the British countryside in the Dartmoor village of Ilsington.

Inside, it is beautifully presented with light and neutral decor throughout and feels warm with oil central heating and double glazing. The accommodation comprises of a fabulous kitchen with a bespoke fitted oak kitchen and matching window seat, a range cooker and an integrated fridge/freezer and dishwasher, a wonderful living room with a large multi-fuel stove that makes a fabulous feature and focal point for the room, and a heated conservatory currently used a dining room with French doors and windows providing fabulous views over the paddock opposite. Upstairs, on the first floor, is the master bedroom which is a spacious double with a wall of built-in wardrobes, and a modern bathroom with a shower over the bath, a heated towel rail, a WC and a basin, and an insulated hot water cylinder. On the top floor is a fabulous loft conversion currently used a study, with a vaulted ceiling and loads of natural light from four skylights.

Outside, opposite is long, terraced garden with areas of lawn, interspersed with fruit trees and spring flowers, with several areas to sit and enjoy the sunshine and tranquil surroundings. There is a timber summer house with a gravel patio and rockery, a shed, and a wonderful garden office, which has lights and power, perfect for those working from home, and it has a woodburning stove allowing all year use. At the end of the terrace there are two off-road parking spaces in front of a spacious workshop/studio, which insulated and has lights and power, stone outbuildings providing additional storage, and a carport with lights and power, providing plenty of space for white goods and an abundance of additional dry storage. A viewing is essential to fully appreciate all that this fabulous property has to offer.



the floorplan...



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

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the location...

Ilington is ideally situated to take advantage of the beautiful surrounding countryside. The keen walker will find much of interest along the quiet lanes and footpaths, which weave their way through the landscape and up to the rugged uplands of the moor. Amenities to be found in Ilington include a public house, primary school, village shop and in the centre the parish church. The nearby towns of Bovey Tracey, Ashburton and Newton Abbot, provide all the necessary amenities for day to day living. Exeter, Devon's principal city and economic centre is approximately 15 miles to the North, via the A38 arterial route, linking Exeter and Plymouth.

Shopping

Late night pint of milk: Ilington Village Shop 0.5 mile
Town centre: Bovey Tracey 3.5 miles
Supermarket: Asda (Newton Abbot) 8 miles
Exeter: 19.3 miles

Relaxing

Beach: Teignmouth 10.6 miles
Park: Stover Country Park 0.9 miles

Travel

Bus stop: (Shamrock Cottages) 0.3 mile
Train station: Newton Abbot 7.7 miles
Airport: Exeter 21.2 miles

Schools

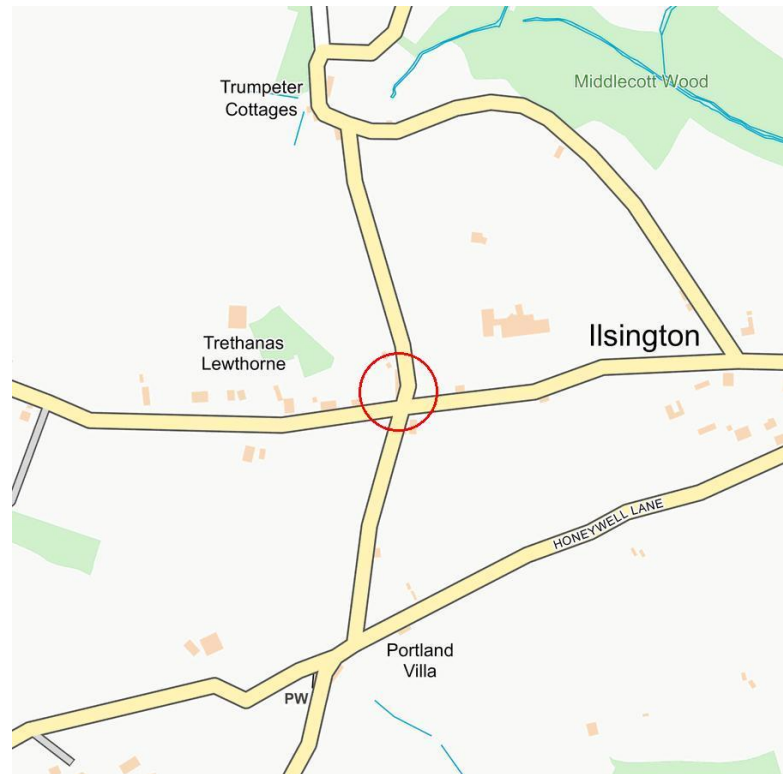
Ilington C Of E Primary School: 0.4 mile
Ilington Pre-school: 0.4 mile
Stover School: 5.1 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9RR

how to get there...

From the A38 take the Drumbridges exit and follow the signs to Bovey Tracey. At the first roundabout take the second exit onto the A3387 to Lustleigh/Haytor. At the second roundabout take the first exit and follow the signs for Haytor. Just before reaching The Tor take the left hand turn by the Moorland Hotel, sign posted Ilington and continue towards the village for approx 0.8 mile where the cottages can be found on the left hand side identified by the Complete For Sale board.





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

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