



A spacious and beautifully maintained family home set on the edge of a quiet cul-de-sac in the popular Moorside village of Ilington. This thriving and active village has much to offer including a well renowned pub, local shop run by villagers, a junior school and ideal for those loving an outdoor life.

5 Town Meadow | Ilington | TQ13 9RY





PROPERTY TYPE

Detached House  
Freehold



SIZE

2,002 sq ft



LOCATION

Village



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Oil Central Heating



PARKING

Double Garage & Driveway



OUTSIDE SPACE

Garden



EPC RATING

71 C



COUNCIL TAX BAND

E



### in a nutshell...

- Dual aspect Sitting Room with Stove
- Dining Room
- Study
- Kitchen/Breakfast Room
- Cloakroom and Utility Room
- Principal Bedroom with Dressing Area
- En-suite Shower Room
- Three Further Bedrooms
- Family Bathroom with sep Shower
- Double Garage, Parking and Gardens





## the details...

A fabulous, detached family home with four bedrooms, a double garage, parking, and an enclosed rear garden, with countryside views, on a quiet cul-de-sac, conveniently located a short walk from the popular pub and shop, in the moorland village of Ilsington, and only a ten-minute drive from the A38 to Plymouth, Exeter and the M5.

Constructed in 2003, this wonderful property has been with the same owners since new, is beautifully presented with light and neutral décor, and feels warm and welcoming with oil-fired central heating and double-glazing throughout.

The accommodation comprises, on the ground floor, a porch and entrance hallway with a convenient ground-floor cloakroom, and a staircase rising to the first floor with a cupboard beneath and a study, ideal for those working from home. The generously sized triple aspect kitchen/breakfast room has been refurbished in grey, with plenty of worktop and cupboard space, a double-oven, ceramic hob and filter hood, an integrated dishwasher, and floor space for a large American-style fridge/freezer and there is plenty of space for a table and seating, perfect for casual dining. In a separate utility room, there is more worktops and storage incorporating a sink, a door to the garden, the condensing oil boiler for the central heating and hot water, and space with plumbing beneath the worktop for a washing machine and tumble dryer. A separate dining room is stylishly decorated and is perfect for a formal dinner party or a family celebration, flowing into a spacious living room that is filled with light from dual-aspect windows and patio doors to the rear garden, and an elegant fireplace is fitted with a wood-burning stove making a wonderful feature and focal point for the room.

Upstairs, there are four light and airy bedrooms, three doubles and a single, the principal bedroom with fitted wardrobes in a dressing area and a modern en-suite shower room. There is an airing cupboard off the landing, with an insulated hot water cylinder, and completing the first floor is a large bathroom containing a bath, a separate shower, a WC, and a basin.

Outside, at the front is a lawn and a terrace of paving that makes a wonderful vantage point from where to enjoy the view over the neighbouring properties to the countryside beyond. Steps lead down to a door into the side of the detached double garage, that has lights, power, and twin up and over doors to the tarmac driveway where there is additional parking for two cars with more on-road if required.

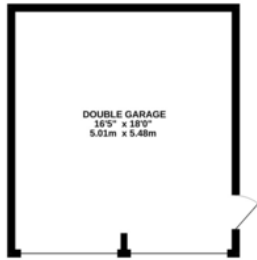
At the rear, the garden is an excellent size, is private, and is fully enclosed by a trimmed hedge making it safe for both children and pets. There is a paved patio, perfect for entertaining be it a barbecue or alfresco dining, and sleeper steps leading up to a manicured lawn, with beds of shrubs, plants and ornamental trees, a timber summer house, a shed for the mower and gardening tools, and a circular patio, perfect for afternoon tea. There is a log-store on a lower paved terrace and a path continues around the side of the property to a gate to the front.

A viewing is essential to fully appreciate all that this fantastic property has to offer.

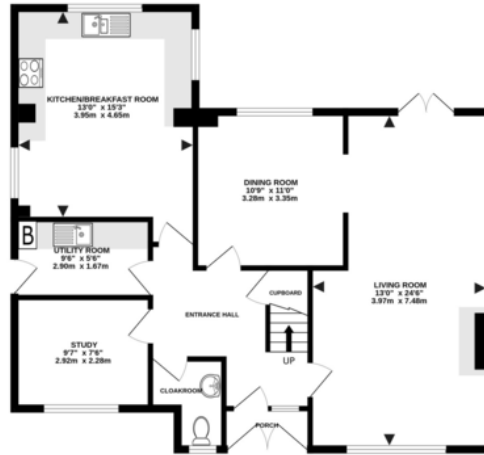
Tenure – Freehold  
Council Tax Band - E

# the floorplan...

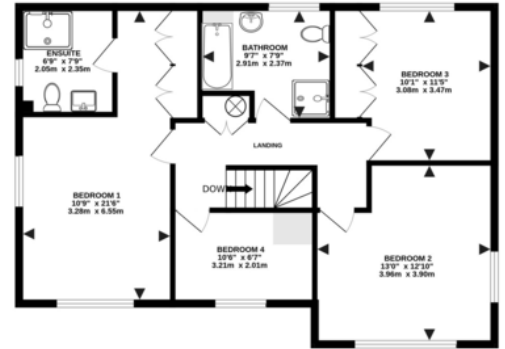
GARAGE  
295 sq.ft. (27.4 sq.m.) approx.



GROUND FLOOR  
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 2002 sq.ft. (186.0 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.  
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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 - Approx 450ft  
Town Centre: Bovey Tracey 3.1 miles  
Supermarket: Asda (Newton Abbot) 6.4 miles  
Exeter: 18.6 miles

### Relaxing

Beach: Teignmouth 12.1 miles  
Park: Stover Country Park 3.4 miles  
Ilington Country House Hotel & Spa: 0.5 miles

### Travel

Bus stop: (Shamrock Cottages) 0.2 miles  
Train station: Newton Abbot 7 miles  
Airport: Exeter 20.5 miles

### Schools

Ilington C Of E Primary School: 0.2 miles  
Ilington Pre-school: 0.1 miles  
Stover School: 4.4 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9RY**

## how to get there...

From our Bovey Tracey office take the road down away from the town. Go over the little bridge & take the left hand turn after the Tea Rooms into Newton Road. Take a right hand turn in to Ashburton Road & continue along this road over the first crossroads and take a right hand turn at the second crossroads. Continue through the village of Old Liverton and on up until just before the road narrows then take the left hand turning in to Old Town Hill. Continue up this hill and as you approach the village turn left into Town Meadow, where the property can be found at the head of the cul-de-sac.





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

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