



A fabulous, extended, detached family home, with four double bedrooms, one ensuite, a garden office, a large private garden, a delightful annexe and a hot tub, set in a quiet position, in the popular village of Old Liverton,

1 Ley Crescent | Liverton | TQ12 6JH





PROPERTY TYPE

Detached House
Freehold



SIZE

2203 SQ FT



LOCATION

Village



AGE

1970's



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

3



WARMTH

LPG Central Heating



PARKING

Driveway



OUTSIDE SPACE

Garden



EPC RATING

51 E



COUNCIL TAX BAND

E



in a nutshell...

- Extended Family Home
- Four Double Bedrooms
- Fabulous en-suite Shower Room
- Large Kitchen/Dining Room
- Garden Office
- Large Private Garden with Hot Tub
- Driveway Parking
- Auxiliary Accommodation with En-Suite





the details...

A fabulous, extended, detached family home, with four double bedrooms, one ensuite, a garden office, a large private garden, and a hot tub, in a quiet position, in the popular village of Old Liverton, with easy access to the A38 to Plymouth, Exeter, and the M5.

Inside, it is beautifully presented with light and neutral decor throughout, giving a modern feel and it is warm and welcoming with LPG central heating, double glazing, and a woodburning stove.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a built-in shoe cupboard, a staircase rising into the first floor with a cupboard beneath, and a convenient ground floor WC. The spacious living room has a woodburning stove making a nice focal point for the room, and wrapping around three sides of the living room is an open plan kitchen/dining/family room flooded with natural light from bifold doors that open wide to extend the inside space outside into the garden. The kitchen is modern with plenty of worktop and cupboard space, an eye-level double-oven, an integrated fridge/freezer, dishwasher and washing machine, and a separate island has a breakfast bar, perfect for casual dining, an induction hob with a suspended filter hood above.

Upstairs, there are four excellent bedrooms, three doubles and a good single, the principal suite is stunning with contemporary gas fire, sliding patio doors to a balcony with stainless-steel and glass balustrade, with a view over the garden and woodland beyond, a walk-in wardrobe with a rustic sliding door, and a stunning ensuite bathroom with an elegant standalone bath, a vanity unit with his and hers basins, a WC, and a double rainfall shower. A family bathroom completes the inside, with a bath, a rainfall shower over, a basin, a WC, storage for towels, and a chrome heated towel rail.

Outside, the garden wraps around two sides of the property, is private and is fully enclosed making it safe for children and pets.

There is a wonderful garden office or studio, perfect for artists or those working from home, a lawn, paved patios, an outside shower perfect for rinsing muddy dogs and boots after a countryside walk, and a hot tub, creating a wonderful social space for entertaining friends and family. A studio apartment annex with an ensuite shower room, that provides auxiliary accommodation, a bar is perfect for social gatherings, and a gate provides access to an adjacent private woodland area, for which there is granted access.

A concrete driveway at the side of the property provides parking for two cars and there is an EV charge point. More parking is available on-road if required.

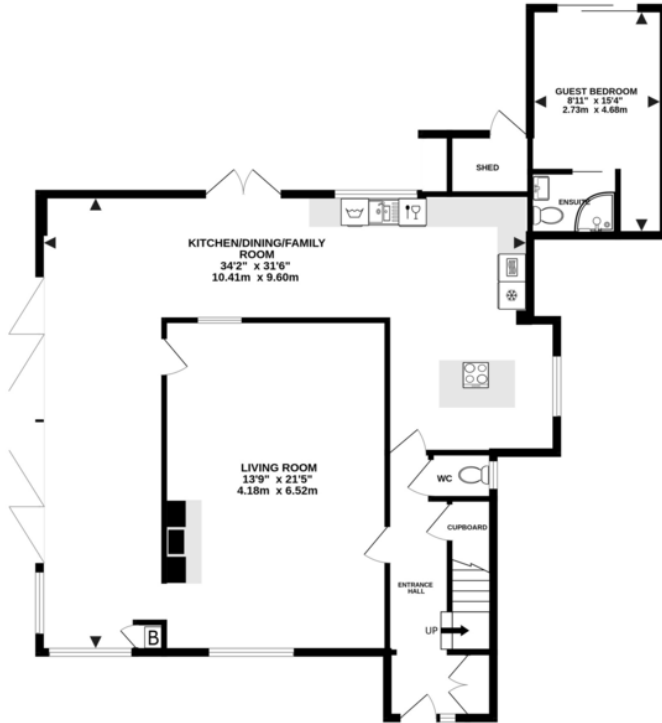
Tenure - Freehold
Council Tax Band – E

The property is connected to mains drainage, water and electric. Central Heating is LPG Gas

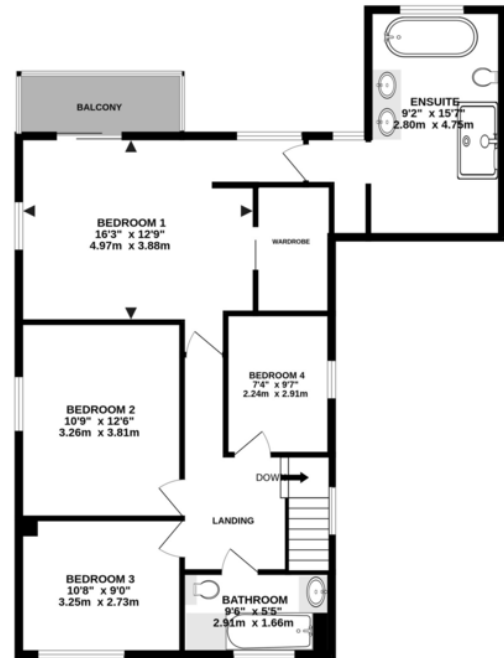
Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.

the floorplan...

GROUND FLOOR
1265 sq.ft. (117.5 sq.m.) approx.



1ST FLOOR
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 2203 sq.ft. (204.6 sq.m.) approx.

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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 provides 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: Liverton Village Shop 1.3 miles
Town centre: Bovey Tracey 3.3 miles
Supermarket: Asda (Newton Abbot) 4.9 miles
Exeter: 18 miles

Relaxing

Beach: Teignmouth 11.1 miles
Park: Stover Country Park 1.9 miles
Stover Golf Club: 2.2 miles

Travel

Bus stop: Cummings Cross 0.5 miles
Train station: Newton Abbot 5.6 miles
Airport: Exeter 19.1 miles

Schools

Blackpool Primary School: 1.1 miles
St Catherines C Of E Primary & Nursery School: 2.2 miles
Ilsington C of E Pre-school: 1.9 miles
Stover School: 3 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 6JH

how to get there...

From the A38 take the Drumbridges roundabout and follow the signs to Liverton. Turn right signposted Ilsington. Continue past The Star Inn and continue into Old Liverton. Take the turning on the right, just before the Village Hall, in Ley Close and then right into Ley Crescent where the property is on the left.





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