



A beautifully maintained and presented cottage set in a quiet terrace of just three other similar cottages, located on the edge of Liverton, with carports, garage and workshop, gardens, chicken house and run. Ideal for those looking for a more rural home.

4 Woodgate Cottages | Liverton | TQ12 6HU

complete.

thoroughly good property agents



PROPERTY TYPE

Cottage



SIZE

829 sq ft



LOCATION

Liverton



AGE

Pre 18th Century



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Solid Fuel Heating



PARKING

Double Garage



OUTSIDE SPACE

Garden



EPC RATING

40 E



COUNCIL TAX BAND

C



in a nutshell...

- Kitchen Breakfast Room
- Living Room
- Utility
- Cloakroom
- Two Double Bedrooms
- Spacious Shower room
- Two enclosed Carports
- Garage and Workshop
- Semi Rural Location





the details...

Access to the property is through a wooden stable door into the kitchen which is fitted with a range of pale green fronted wall and base units with wooden worktops, incorporating a sink with mixer tap over. Below is a plinth heater. Integral appliances include an oven with induction hob and extractor above, dishwasher, fridge and microwave. The living room has two deep windows to the front with lovely countryside views and a window to the rear, an inset multi fuel stove with back boiler, which serves the hot water and radiators, a wooden lintel above, door to stairs leading to the first floor and door to the utility room. The utility is fitted with storage and spaces for upright fridge/freezer, washing machine and tumble dryer. There is a window to rear and door through to the cloakroom comprising vanity hand basin and w.c. again with window to rear.

On the first floor are two double bedrooms, the principle being dual aspect with lovely countryside views and a built in wardrobe, part of which houses the water tank, complete with an immersion heater. The second bedroom has a range of built in wardrobes. The accommodation is complete with a spacious shower room comprising a large walk in shower, vanity hand basin and pedestal w.c. Window to rear elevation.

The garden is mainly to the rear of the property and has been landscaped to provide a paved area with steps leading to the first of two lawns. From the top lawn there is access to the delightful undercover bar-be-que and seating area which affords superb views to countryside beyond. The garden is planted with a profusion of mature shrubs and trees, giving a lovely tranquil setting to enjoy the surroundings. To the rear, either side of the drive are enclosed and covered carports and a large garage/workshop. There is also a chicken house and run, so this lovely home is a haven for those looking for a more rural life, especially with direct access to the forest behind, which attracts so much wildlife. This really is a home to view.

Tenure: Freehold

Council Tax Band: C

Services: Mains electricity, water and drainage.

Broadband and Mobile Signal - Please visit

<https://checker.ofcom.org.uk> for availability.



Woodgate Cottages, Liverton, Newton Abbot, TQ12

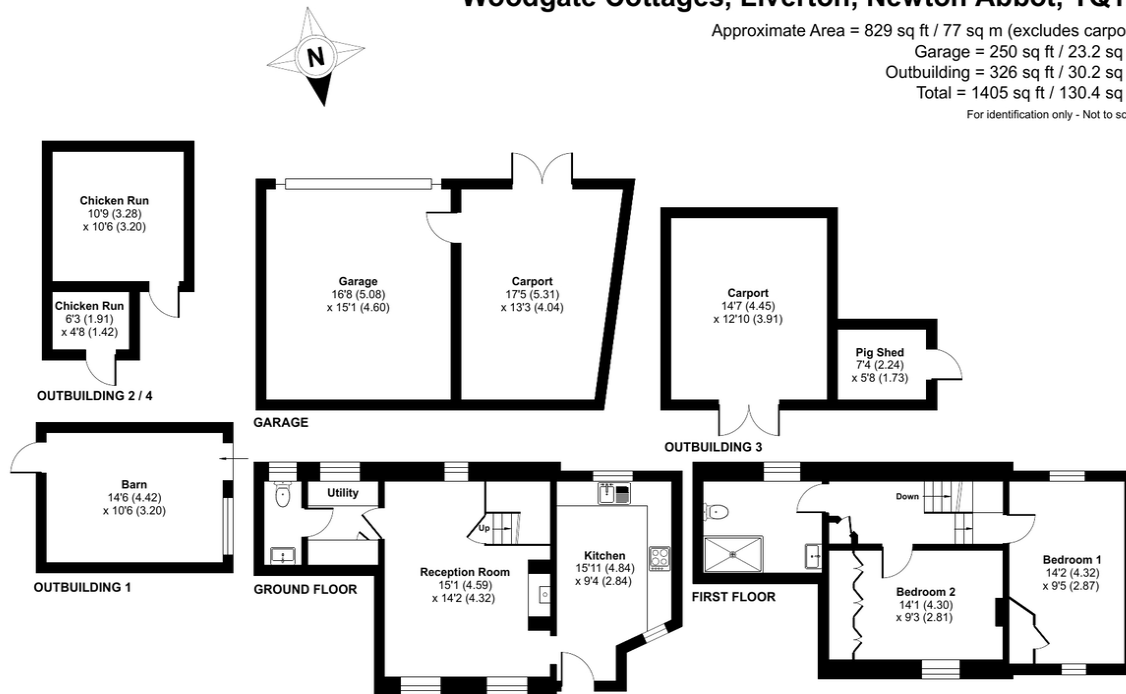
Approximate Area = 829 sq ft / 77 sq m (excludes carport)

Garage = 250 sq ft / 23.2 sq m

Outbuilding = 326 sq ft / 30.2 sq m

Total = 1405 sq ft / 130.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1118035



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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 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

Post Office: 1.2 miles

Town centre: Bovey Tracey 3 miles

Supermarket: Trago Mills Co-Op 2.8 miles

Newton Abbot: 5.2 miles

Exeter: 17 miles

Relaxing

Beach: Teignmouth 10.5 miles

Park, Tennis court, playground, swimming pool: 2.5 miles

Golf: Stover 2.2 miles

Haytor Dartmoor: 3.2 miles

Spa and hotel at Ilsington: 2.2 miles

Travel

Bus stop: On Old Liverton Road 220 ft.

Train station: Newton Abbot 5.6 miles

Main travel link: A38 Drumbridges 1.5 miles

Airport: Exeter 19.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6HU**

how to get there...

From the A38 take the Drumbridges exit and follow the signs to Liverton. On reaching the village turn first right sign posted Ilsington and follow this road into the old village. Pass the village hall on the right and continue and just past the white cottage on the right, Hillside Cottage, there is a hidden drive on the left to Woodgate Cottages. Continue down the track, continue to the rear of the cottages and turn right and keep going to the last property.





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

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