



This beautiful barn conversion has been converted with thought and flair to create a spacious family home benefiting from many character features including wooden flooring, beams and a woodburner. The current owners have refurbished the kitchen, ensuite and family shower room and an internal viewing is recommended to appreciate the barn's full merits.

6 Otter Court | Ingsdon | TQ12 6NW







PROPERTY TYPE

Barn Conversion



SIZE

1,691 sq ft



LOCATION

Rural Hamlet



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Oil Central Heating



PARKING

Garage, Off Road Parking,  
EV Charging



OUTSIDE SPACE

Garden



EPC RATING

D



COUNCIL TAX BAND

E



### in a nutshell...

- Sitting Room with Woodburner and Bi-Fold Doors
- Kitchen Dining Room with step in Larder
- Cloakroom
- Mast Bedroom Ensuite
- Two further Bedrooms
- Study/Bedroom 4
- Family Shower Room
- Garage with Mezzanine







## the details...

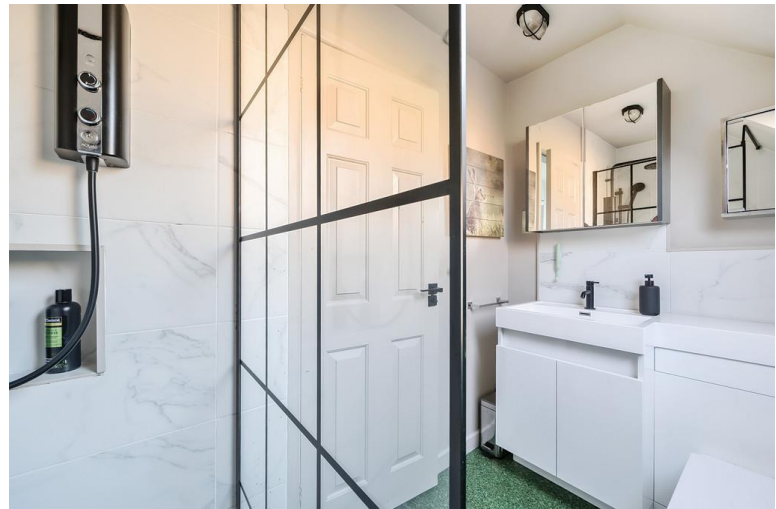
On entering the property a hall gives access to the sitting room, kitchen/dining room and stairs to the first floor and a lower level, which has a door leading out into the garden. There is a convenient cloakroom fitted with a hand basin and low level w.c. The spacious sitting room is warm and welcoming, benefiting from a wood burning stove, a lovely focal point to come home to after a countryside walk and bi-fold doors lead out onto an astro-turf terrace, a particular feature for the summer and warmer winter occasions. The sizeable kitchen/dining room is fitted with a range of base units and a built-in larder style cupboard offering a comprehensive range of storage. The integral appliances include a double oven and an oil-fired Rayburn which serves the central heating, hot water and cooking facility. There are spaces for a dishwasher, an upright fridge/freezer and a microwave. The dining area offers space for a family-sized table and chairs and with bi-fold doors leading out onto the decked terrace, a lovely area to enjoy not only formal but informal meals with family and friends. From the kitchen a door leads through into the integral garage fitted with an electric up and over door. Stairs lead up into a useful mezzanine level, ideal for storage or to use as an office or hobbies room.

On the first floor is a principal bedroom fitted with a range of wardrobes offering hanging and storage space, Velux windows and a door to the ensuite which comprises a shower cubicle, vanity hand basin, w.c. and heated towel rail. There are two further bedrooms and a third which is currently furnished and used as an office. Completing the accommodation is the family shower room fitted with a shower cubicle, vanity hand basin, w.c and heated towel rail.

Outside to the rear the garden is mainly laid to lawn and offers a range of tranquil seating areas, ideal for watching the sun setting and enjoying an alfresco meal with family and friends. The garden houses a useful workshop, garden shed and a convenient log store outside the garage door.

Services - Oil central heating, mains electricity, solar panels, private drainage

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



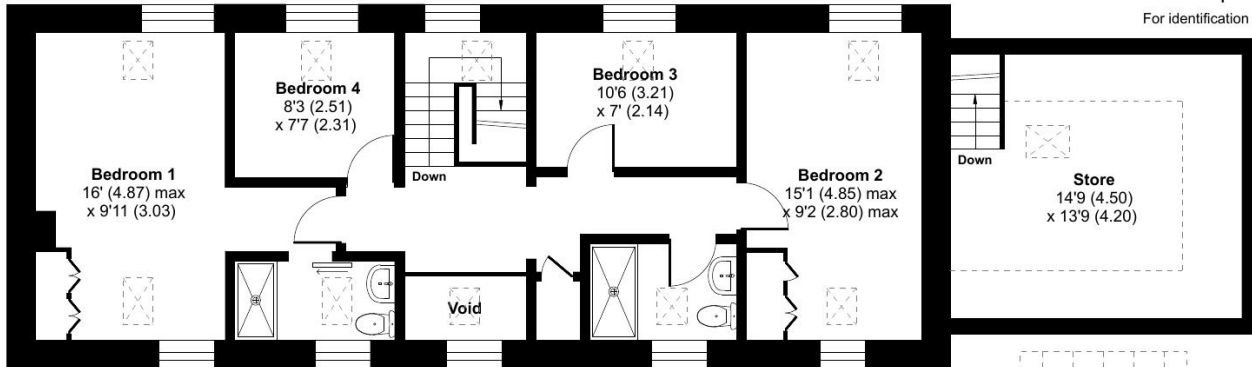
Approximate Area = 1591 sq ft / 147.8 sq m (excludes void)

Limited Use Area(s) = 100 sq ft / 9.2 sq m

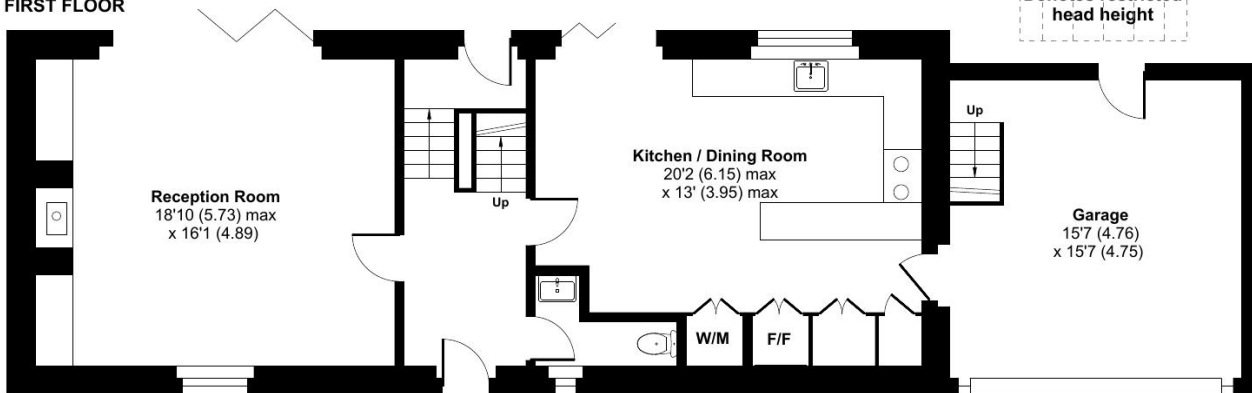
Garage = 238 sq ft / 22.1 sq m

Total = 1929 sq ft / 179.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1230045

**complete.**

Proposed by complete property services

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## the location...

The property is located close to the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

### Shopping

Local Shop Liverton – 1.9 mile  
Town centre: Ashburton 3.5 miles  
Newton Abbot 3.8 miles  
Exeter: 18 miles

### Relaxing

Beach: Teignmouth 9.7 miles  
Leisure centre: 3.3 miles  
Golf: Stover 3.1 miles  
Dartmoor: 4 miles

### Travel

Bus stop: 0.75 mile  
Train station: Newton Abbot 4.3 miles  
Main travel link: A38 1.9 mile  
Airport: Exeter 20.5 miles

### Schools

Blackpool Primary School: 1.3 miles  
South Dartmoor Community College: 4 miles  
Stover School: approx. 3 miles  
Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6NW**

## how to get there...

From Drumbrides take the Bovey Tracey/ Liverton turn off and following the signs to Liverton. Proceed through the village staying on this road for some distance and turn left by the Welcome Stanger Inn. Follow the road without deviation, past the bungalow on the left and proceed into Ingsdon. Take the left hand turn down towards Otter Court, taking the second entrance at the bottom into the Courtyard, where the property can be found immediately in front of you.







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

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