



## 3 St. Michaels Cottages, Ilstington - TQ13 9RJ

£225,000 Freehold

This Quaint, Grade II\* Listed, Two Bedroom Cottage is situated in the Popular Village of Ilstington. No Onward Chain.



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### USEFUL INFORMATION:

Heating: Electric central heating

Services: Mains water, drainage and electricity.

Local Authority: Teignbridge District Council

Council Tax Band: D £2445.41p.a (2025/26)

EPC Rating: F

Tenure: Freehold

Grade II\* listed building

The building dates back to 1600's and referenced in the local Ilsington history book. It used to be one dwelling (main fireplace obviously in No 3) before being converted to 3 properties in the 1930s.

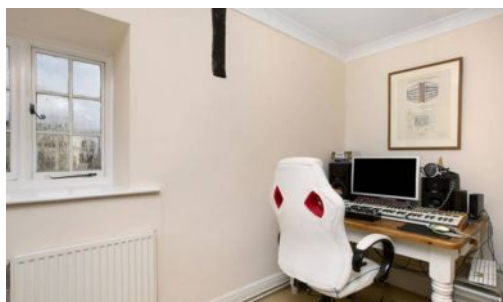
### AGENTS INSIGHT:

"This charming little cottage offers a peaceful escape from the hustle and bustle of city living. It also makes an ideal first home or a perfect downsizing opportunity for anyone seeking the quaint village lifestyle that Ilsington provides. With a sunny, south-facing front garden and a backdrop overlooking the churchyard, the setting is truly picturesque. You'll always know the time, too, as the church clock chimes on the hour. Compact yet full of character, this delightful cottage is sure to impress with its endearing features and idyllic location."



### STEP OUTSIDE:

A wooden garden gate leads down a path and services all three cottages. Number 3 has a south westerly facing front garden which has a stone wall border topped with hedges and shrubs. It has a slate shingle base with a small, useful wooden storage unit on one side. Currently adorned with an array of pots which add a splash of colour in the Spring/Summer months. There is access to the rear of the property, via the church gates to the right only for maintenance of the back wall. There is no rear garden at the property. A communal bin store is located near number 1 for all three cottages to access.



### LOCATION:

Ilsington is a stunning location for those that love the great outdoors. It is very accessible but has a rural feel. To have all 368 square miles of Dartmoor National Park literally on your doorstep is really very special indeed. The beauty here is that you are still close to amenities, in just a few minutes' drive you can be down in Bovey Tracey where there are all the facilities and shops you could need. The location also boasts two very well-regarded pubs/restaurants. The Rock is a small establishment that has a wonderful reputation and has a great menu. Tinpickle & Rhum is part of the Moorland Hotel and again, does excellent food and is a nice spot to pop in for a drink. Both of these are just a short 5 minute drive away. The beautiful Ilsington Country House Hotel & Spa is a short walk away, along with a local shop and the local Primary School. Fancy a change from the moors on a hot day? The beaches at Teignmouth and Shaldon are just 30 minutes away and the South Hams around 45 minutes. Those needing to travel can be at Newton Abbot Train Station in around 20 minutes, where there are services to London Paddington in just 2.5 hours.





#### STEP INSIDE:

Through the wooden front door, you enter a cosy open-plan living room, complete with flagstone floors and a generous fireplace housing a wood-burning stove. There is ample space for a sofa, chairs and a small dining table, while the kitchen area sits neatly in one corner. Here you'll find space for a washing machine and fridge, along with a built-in electric cooker. The electric boiler—serving the radiators and hot water—is discreetly tucked away in one of the cupboards. A charming Belfast sink is set among a selection of storage units and countertop space.

Upstairs, the landing provides access to the loft. A double bedroom, a single bedroom and a shower room with WC and basin, complete the accommodation.

The single glazed, wooden framed windows have been recently refurbished by the current owner.



#### ROOM MEASUREMENTS:

Open Plan Kitchen/Lounge/Dining Room: 5.60m x 5.20m (18'4" x 17'1")

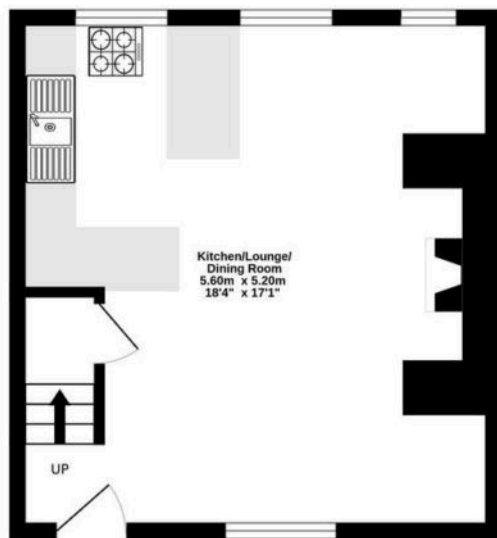
Bedroom: 3.96m x 2.60m (13'0" x 8'6")

Bedroom: 3.92m x 1.60m (12'10" x 5'3")

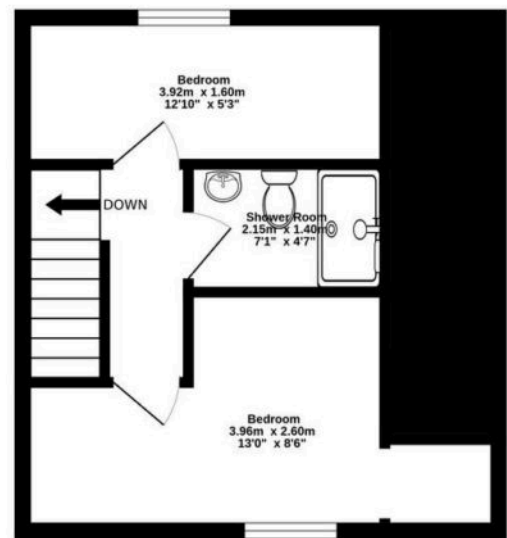
Shower Room: 2.15m x 1.40m (7'1" x 4'7")



**Ground Floor**  
27.2 sq.m. (293 sq.ft.) approx.



**1st Floor**  
23.8 sq.m. (256 sq.ft.) approx.



**TOTAL FLOOR AREA : 51.1 sq.m. (550 sq.ft.) 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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