



Leat Cottage

Liverton, Newton Abbot, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A characterful four-bedroom cottage set in a sought-after village on the edge of Dartmoor National Park

A charming end-of-terrace cottage occupying an idyllic location on the edge of the well-connected village of Liverton with good access to the A38 corridor. The property offers over 1,500 sq ft of characterful accommodation with up to four bedrooms and enjoys a beautiful rear garden with an open outlook and an integrated garage. Much of the accommodation benefits from exceptional views across the surrounding Dartmoor countryside.



1 RECEPTION ROOM



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



1,570 SQ FT



**GUIDE PRICE
£440,000**



The property

The cottage comprises a well-proportioned sitting room with timber beams overhead and an attractive original stone-built fireplace fitted with a woodburning stove. The sitting room measures 28ft and welcomes plenty of natural light through a dual aspect. At the rear, the kitchen and dining area features fitted units to base and wall level, providing plenty of storage space, while there is also an integrated double oven, gas hob and extractor hood and space for all the necessary appliances. A door opens from the kitchen onto the rear garden, while the dining area has two skylights overhead, welcoming plenty of natural light. The ground floor accommodation is completed by a cloakroom.

Stairs lead from the dining area to the first-floor accommodation, which offers three double bedrooms and a fourth single bedroom. The principal bedroom benefits from an en suite shower room, while the first floor is also serviced by a family bathroom with an over bath shower. Additionally, the first-floor landing has access to a large eaves storage area. All the

bedrooms benefit from superb, elevated views over the surrounding countryside.

Outside

Leat Cottage enjoys a beautiful rear garden which includes patio areas for al fresco dining and entertaining, areas of well-maintained lawn bordered by hedgerows and beds with various shrubs and flowering perennials, plus two greenhouses and a wood store. Post and rail fencing borders the garden at the end of the plot, with open views across the surrounding fields and rolling Dartmoor countryside. On street parking is available outside the property as well as in the integral garage which also has power connected providing opportunities to be converted into further accommodation if required subject to obtaining the necessary consents.



Location

The small village of Liverton lies on the edge of the Dartmoor National Park, surrounded by Devon countryside and within easy reach of Newton Abbot. The village has a pub, a post office, a village hall and a primary school, while further amenities can be found in Newton Abbot. The town has large supermarkets and a range of shops, restaurants, cafés and pubs. Newton Abbot also offers a choice of schooling, including the outstanding-rated Canada Hill Community Primary School and the independent Stover School. The area is well connected by road, with the A38 just moments away, providing excellent access to Exeter and Plymouth and the A380 providing access to Torquay. Newton Abbot mainline station provides services to Exeter St. David's, and direct to London Paddington.

Distances

- Newton Abbot 4.7 miles
- Newton Abbot mainline station 5.4 miles
- Kingsteignton 5.5 miles
- Teignmouth 10.5 miles
- Exeter 15 miles

Nearby Schools

- Blackpool Primary School
- Canada Hill Community Primary School
- Sands School
- Stover School
- Trinity School
- Coombeshead Academy
- Teign School
- Newton Abbot College



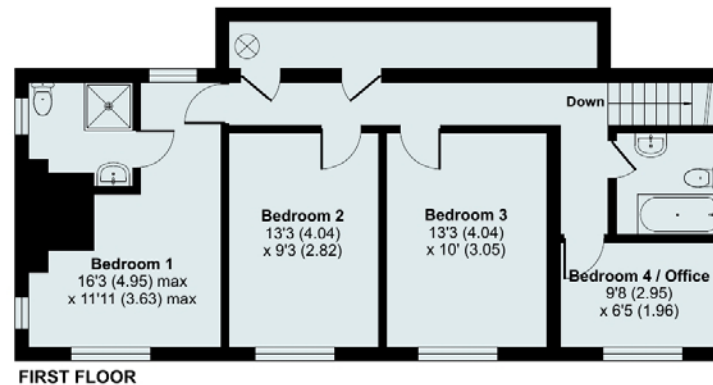
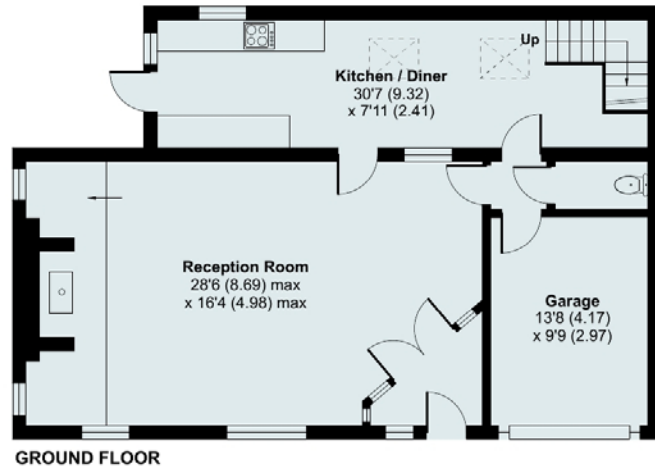
Halford, Liverton, Devon, TQ12

Approximate Area = 1570 sq ft / 145.8 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1698 sq ft / 157.6 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). © nrichecom 2024. Produced for Bradley's. REF: 1131218



Directions

Post Code TQ12 6JF

what3words: ///banter.loss.outbound - brings you to the property

General

Local Authority: Teignbridge District Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: D

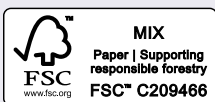
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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