



- 📌 End terrace cottage
- 📌 Beautifully presented throughout
- 📌 Character features
- 📌 Kitchen/diner
- 📌 Lounge with woodburner
- 📌 Two bedrooms
- 📌 High specification bathroom
- 📌 Two carports and double garage
- 📌 Good sized garden
- 📌 Rural location on edge of Dartmoor National Park

Delightful extended two bedroom character cottage located in a quiet village situated just within Dartmoor National Park with double garage and two carports.

This beautifully presented end terrace cottage is located in the picturesque old part of Liverton village, located a short distance from the popular Town of Bovey Tracey. The location allows easy access to both Dartmoor and the A38 expressway.

The property is located at the end of a terrace of four properties set in a wonderful area of wooded hillside a short distance from the village centre. Being an end terrace, the cottage has been sympathetically extended to maximise the properties potential allowing for the addition of a kitchen/dining room and a high specification bathroom. The accommodation briefly comprises of a stunning kitchen/dining room, living room with lovely features including large windows to the front elevation complete with window seat from where to enjoy the outlook, beamed ceiling and wood burner. There is a separate utility room (which would allow for different options if so required). On rising to the first floor, you will find a large double bedroom and generous single bedroom. A real statement piece of the property is the magnificent bathroom which is fitted to an extremely high standard with stand-alone claw bath, corner shower unit with electric shower, pedestal hand wash basin and low level WC. The property has been finished to a very high standard and is presented beautifully throughout.

Outside you will find a good sized rear garden laid over several level terraces in addition to a further area that has been previously used as a chicken run. The chicken run is located just below the first of the two car ports in addition to the double garage, all of which are located at the rear of the property. Nestled into the wooded hillside that runs across the rear of the terrace there is also a vehicular



Our View "Delightful cottage in rural area presented to a high standard throughout with period features."

access point for the property. The property also affords the opportunity to be used as a holiday let with the potential to yield £18,000 per annum.

Outside of the village you have a range of comprehensive facilities available in the neighbouring towns of Bovey Tracey and Newton Abbot. There is a choice of recreational activities in the area, including walking, riding, fishing and golf. At Heathfield, access can be gained to the A38 Devon Expressway, connecting to Exeter and the M5 motorway to the north and Plymouth to the south.

From the A38 Devon Expressway, turn off at the Drumbridges exit at Heathfield and from the roundabout take the exit signposted to Liverton. Take the first turning right into Old Liverton Road and continue direct on the road to Old Liverton. In the village continue past the Village Hall and follow the road until you see the sign on your left hand side for Woodgate Cottages. Follow the access lane in past the front of the properties around to the rear where at the far end the carports and garaging you will find steps leading down to the property.



Energy Efficiency Rating

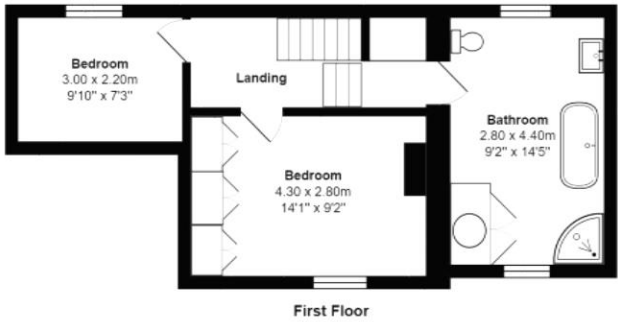
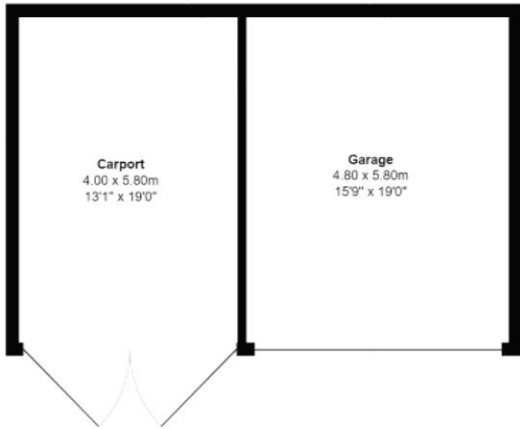
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



4 Woodgate Cottages, Old Liverton
Total Area: 81.5 m² ... 877 ft² (excluding carport, garage)
All measurements are approximate and for display purposes only



ESTATE AGENTS
AUCTIONEERS
LETTING AGENTS
DISTINCTIVE HOMES

4 Woodgate Cottages, Liverton, Newton Abbot, Devon, TQ12 6HU

Ref: DTC2686

01626 364900

Guide Price £355,000 Freehold

woodshomes.co.uk