



Liverton

- Grade II Listed Cottage
- 2 Bedrooms (en suite w.c.)
- Lounge With Feature Fireplace
- Fitted Kitchen
- Bathroom
- Enclosed Rear Garden
- Popular Village Location
- Viewing Highly Recommended

Asking Price:

£235,000

Freehold

EPC RATING: Exempt

2 Foundry Cottages, Liverton, TQ12 6HP

A charming Grade II listed period cottage set in the sought after village of Liverton, on the edge of the Dartmoor National Park. Boasting many period features including an inglenook fireplace, exposed stonework and beams this lovely two bedroom cottage also boasts a garden which enjoys a sunny aspect. Viewings come highly recommended to appreciate the spacious, characterful and well-presented accommodation on offer.

Old Liverton is a small village set within the eastern fringes of the Dartmoor National Park with a popular public house, general store / post office, village hall and a well-regarded school. There is a bus service to Bovey Tracey, Exeter and Plymouth. The market town of Newton Abbot is approximately four miles away and offers an extensive range of shopping, business and leisure facilities. Liverton also offers excellent links convenient for the A38 dual carriageway to Exeter and Plymouth.

Accommodation

From the entrance hall the lounge is full of character; there is wood flooring a large inglenook fireplace with granite and stone surround and inset multi fuel stove and back boiler. There is exposed stonework to one wall and timbers to the other. The kitchen/breakfast room has an integrated oven and hob and a door leading to the rear garden. There is also a bathroom and separate w.c on the ground floor. Upstairs there are two double bedrooms, the master with a walk in wardrobe and en-suite w.c. From the landing there is access to the attic room.

Ground Floor

Entrance Hallway

Lounge 14' 6" (4.42m) x 13' 5" (4.09m)

Kitchen / Breakfast Room 12' 4" (3.76m) x 9' 8" (2.95m)

Bathroom

Separate W.C

First Floor

Landing

Bedroom 1 14' 11" (4.55m) x 9' 0" (2.74m)

Bedroom 2 11' 3" (3.43m) x 9' 0" (2.74m)

En Suite W.C

Attic

Outside

The cottage style rear garden enjoys a sunny aspect and comprises a large crazy paved patio suitable for alfresco dining, a brick paved path leading through a selection of shrubs and trees, an ornamental pond, small lawn and two sheds.

Agents Notes

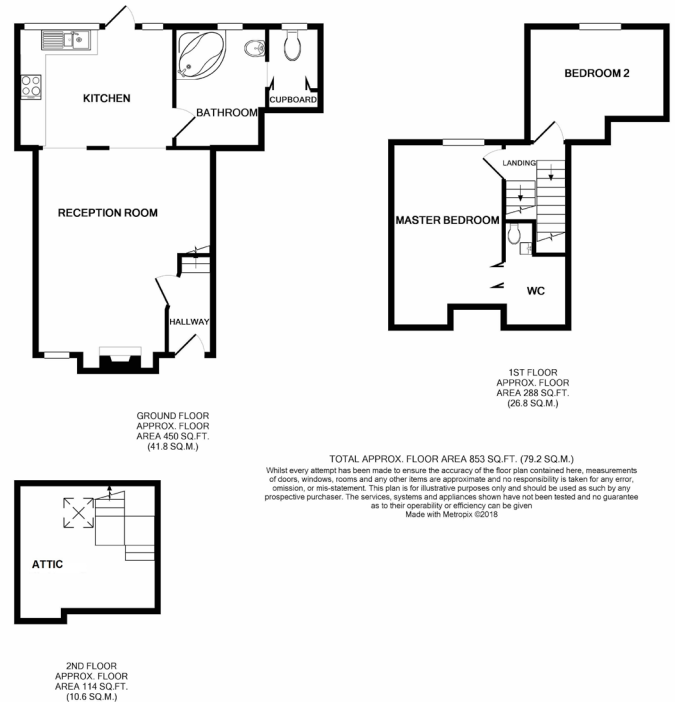
Council Tax Band: Currently Band C

Directions

Heading from Newton Abbot at the A38 Drum Bridges roundabout take the second exit for Liverton. Take the first right. Go past the Star Inn and follow road into Old Liverton. Continue straight across at Cummings Cross into Old Liverton. Continue past the left hand turn for Pottery Yard and the property can be found on the left hand side.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

Floor Plans - For Illustrative Purposes Only



Energy Performance Certificate

Exempt- Grade II Listed

