



## Liverton

- Delightful Barn Conversion
- 3 Bedrooms
- Immaculately Presented Throughout
- Character Features
- Charming Gardens
- Oversized Carport
- Situated Within Dartmoor National Park
- Viewings Highly Recommended

Asking Price:

**£325,000**

Freehold

EPC: F29

# The Granary, 2 Liverton Court, Liverton, TQ12 6HS

A superbly presented and individual three bedroom mid terraced barn conversion situated in the highly sought after village of Liverton. This lovely home is in a tucked away location and boasts an abundance of character and many fine features including a wood burning stove, beamed ceilings, exposed stonework, flagstone flooring and stable door.

Situated within the picturesque Dartmoor National Park the property is close to the open moor yet is within approximately three miles drive of the A38 Devon Expressway. The local area of Liverton offers a well-regarded primary school, public house and post office and the area in general is a highly sought-after area to live in.

## The Accommodation

A wooden stable-style door leads into the spacious living room which has flagstone flooring, beamed ceiling and exposed stonework to one wall. There is a wood burning stove with slate hearth and window enjoying a pleasant outlook. The kitchen/dining room has recently been refitted with a modern range of white shaker-style units with integrated oven, hob and dishwasher with spaces for fridge and washing machine. There is also a larder cupboard, beamed ceiling, flagstone flooring and stairs to the first floor. The spacious landing with exposed stonework to one wall and storage cupboard gives access to the three bedrooms. The master bedroom enjoys views over the surrounding countryside and woodland as does bedroom three. Bedroom two has a vaulted ceiling, skylight and wide window. There is also a modern bathroom with white suite.

## Ground Floor

Lounge/Dining Room 17' 9" (5.41m) x 13' 4" (4.06m)  
Kitchen 12' 8" (3.86m) x 10' 10" (3.3m)

## First Floor

Landing  
Bedroom 1 14' 7" (4.44m) x 8' 11" (2.72m)  
Bedroom 2 13' 3" (4.04m) x 7' 7" (2.31m)  
Bedroom 3 8' 10" (2.69m) x 6' 7" (2.01m)  
Bathroom

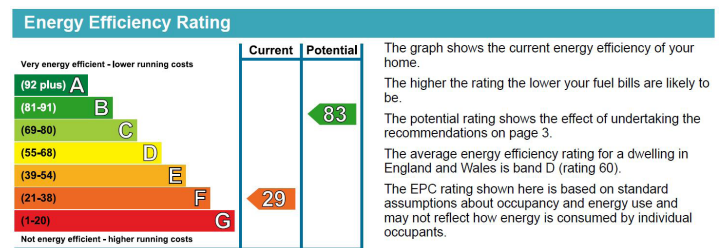
## Outside

The garden is to the front of the property and steps with gate lead to an enclosed garden with crazy paved path and patio leading to the front door. There is a lawned area with shrub borders and the garden enjoys a sunny aspect being south facing enjoying views towards the nearby wooded hillside making an ideal area for alfresco dining.

## Parking

Outside the property is approached via a shared drive which leads to a carport and additional parking space to the front.

## ENERGY PERFORMANCE RATING

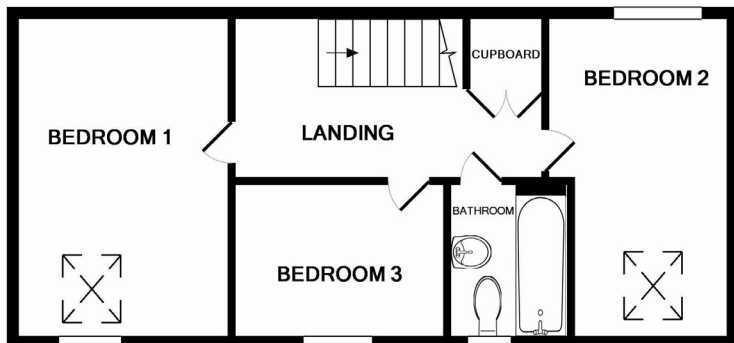


Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property 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



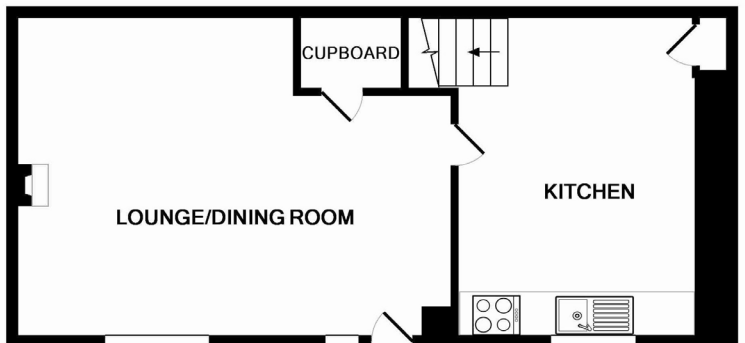
## FLOOR PLANS

For Illustrative Purposes Only



1ST FLOOR  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 768 SQ.FT. (71.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2016



## Agents Notes

### Tenure

Freehold

### Services

Mains Electricity. Mains Water. Mains drainage.

### Local Authority

Teignbridge District Council

### Council Tax

Currently Band D

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

## Directions

From the A38 drum bridges roundabout take the Liverton Exit. Take the first turning on the right onto Old Liverton Road. Follow the road through to the cross roads. At the cross roads continue straight ahead continuing along Old Liverton Road towards the old village. Follow the road into the village and continue straight ahead. Liverton Court can be found on the left hand side, just as you are leaving the village on the staggered cross road (just after Liverton Farm Cottage on the right).