



A spacious, three/four bedroom barn conversion with off road parking, a carport and a private garden in the sought after village of Liverton.

3 The Linhay | Old Liverton | TQ12 6HS





PROPERTY TYPE
Barn conversion



SIZE
1,287 sq ft



LOCATION
Village



AGE
Approx. 1800s
Renovated - 1990



BEDROOMS
3/4



RECEPTION ROOMS
1/2



BATHROOMS
2



WARMTH
Oil central heating



PARKING
Off road parking and two
carports



OUTSIDE SPACE
Level garden



EPC RATING
34



COUNCIL TAX BAND
D



in a nutshell...

- Plenty of character including exposed beams
- Some modernisation required
- Spacious living/dining room
- Study/bedroom 4 and utility room
- Galley style kitchen
- Private garden
- Stone built lincast
- Semi-rural location
- Two carports



the details...

A deceptively spacious barn conversion with three/ four bedrooms, two carports, a linhay, a garden and parking, in need of some modernisation, in a semi-rural location in the sought-after village of Liverton and with easy access to the A38 to Plymouth, Exeter and the M5.

A shared driveway leads to a courtyard where there is an area of hardstanding, providing parking beside the garden with its undulating lawn and beds of flowers and shrubs. A rustic wishing well and a wagon wheel, hung on the front wall make lovely features and a path leads to the entrance of this attractive property.

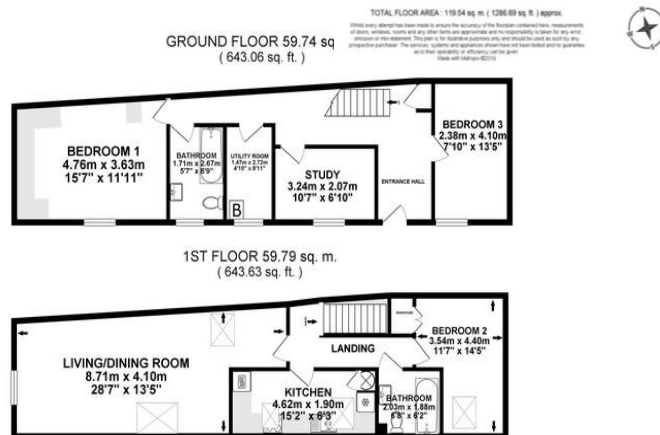
Inside it is full of character with its exposed beams, uneven stonewalls and a fabulous first-floor living room with its high vaulted ceiling and exposed roof timbers. The property would benefit from modernisation, though it does have oil-fired central heating.

The front door opens into an entrance hall where there is a shallow cupboard containing the electricity meter and a staircase rising to the first floor. To one side, there is a bedroom, a double with a single glazed window to the garden and the hallway continues past a study/bedroom with a window to the front, ideal for working from home or as an extra bedroom. Beside that is a utility room which has a vinyl floor and contains the floor-mounted oil-fired boiler providing the heating and hot water and there is also plumbing for washing machine, and a wall-mounted storage cupboard. Next to that is a bathroom which has a carpeted floor and part-tiled walls containing a cream suite with a bath, a shower above, a WC and a pedestal basin and completing the ground floor is the master bedroom, a spacious double with a suite of fitted bedroom furniture with bedside tables and wardrobes.

Upstairs, the galleried landing has an exposed stone wall, making a nice feature and a door leads into the galley-style kitchen which has a durable tile-effect vinyl floor, plenty of worktop space with tiled splashbacks and a range of oak-fronted units providing storage. There is a built-in double-oven, a separate ceramic hob, a twin-bowl stainless-steel sink with a mixer tap, an integrated fridge and an abundance of natural light from two Velux windows from where there are view over neighbouring woodland. A built-in airing cupboard has slatted shelving for linen and an insulated hot water cylinder.

A door off the landing opens into a fabulous open-plan living/dining room with its high vaulted ceiling, exposed beams and A-frames and with natural light from two Velux skylights and a window on the gable end. At the other end of the landing there is a third double bedroom, with a Velux window and a built-in wardrobe and a hatch in the landing ceiling has a drop-down ladder and a light for convenience and is part-boarded providing plenty of additional storage.

Outside, a small patio of slate makes a wonderful private venue for alfresco dining or a barbecue. There is an outside tap for watering or car washing and at the end of the barn there is a car port with the oil tank for the central heating and beside that is a large stone-built linhay or cow-shipping, which has lights and power and still has the cattle feeding troughs and drinking bowls. An internal door leads into an adjacent room providing an abundance of storage; great potential to convert into additional accommodation if required, subject to the necessary approvals.



the location...

Liverton is a village on the edge of Dartmoor National Park. The A38 is nearby and provides dual carriageway access to both Plymouth and Exeter and the motorway network beyond. Bovey Tracey is some 3 miles away and provides shopping facilities for day to day needs, whilst the market town of Newton Abbot, approximately 5 miles away providing a more comprehensive range of shops, superstores, schools, hospital and sporting facilities together with a railway station offering connections to London Paddington and Waterloo.

Shopping

Post Office: 1.2 miles

Town centre: Bovey Tracey 3 miles

Supermarket: Trago Mills Co-Op 2.8 miles

Newton Abbot: 5.2 miles

Exeter: 17 miles

Relaxing

Beach: Teignmouth 10.5 miles

Park, Tennis court, playground, swimming pool: 2.5 miles

Golf: Stover 2.2 miles

Haytor Dartmoor: 3.2 miles

Spa and hotel at Ilsington: 2.2 miles

Travel

Bus stop: On Old Liverton Road 220 ft.

Train station: Newton Abbot 5.6 miles

Main travel link: A38 Drumbridges 1.5 miles

Airport: Exeter 19.8 miles

Schools

Blackpool Primary School: 1 mile

Ilsington Pre-school: 1.5 miles

Stover School: 3 miles

Please check Google maps for exact distances and travel times. **Property
postcode: TQ12 6HS**

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how to get there...

From the A38 Drumbridges take the exit road to Liverton. Take the next right - hand turn and keep on this road passing the Star Inn and continue into Old Liverton. Pass the row of cottages on the left and just after a sharp turn on the left the property can be found on the left, identified by the Complete For Sale board.

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.



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