



A well maintained detached four bedroom family home with four reception rooms, double garage and parking, set in this small cul-de-sac within the popular village of Liverton which benefits from a good local store and post office, pub, school and bus service.

7 Benlears Acre | Liverton | TQ12 6GF

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,481 sq ft



LOCATION

Village



AGE

1990s



BEDROOMS

4



RECEPTION ROOMS

4



BATHROOMS

2



WARMTH

Mains Gas Central Heating



PARKING

Double Garage



OUTSIDE SPACE

Gardens



EPC RATING

65 D



COUNCIL TAX BAND

E



in a nutshell...

- Sitting Room
- Dining Room and Study
- Garden Room
- Kitchen/Breakfast Room
- Cloakroom
- Principal Bedroom with Ensuite
- 3 Further Bedrooms
- Family Bathroom
- Double Garage & Driveway Parking



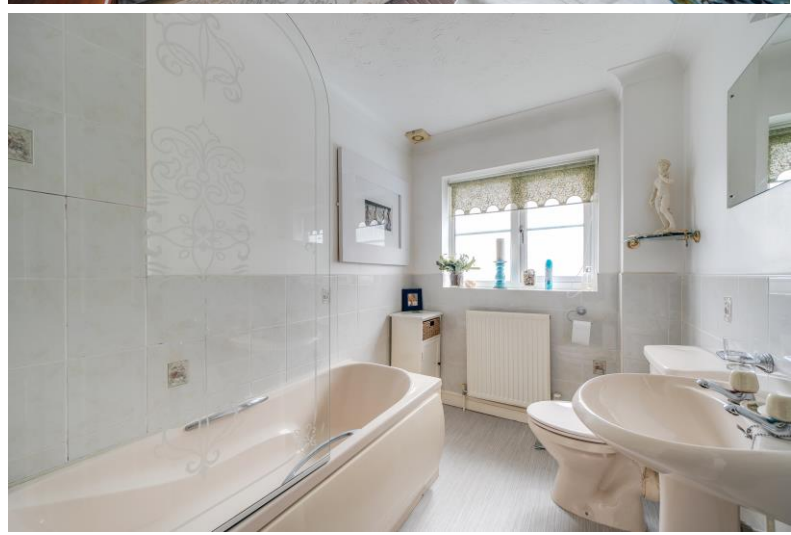


the details...

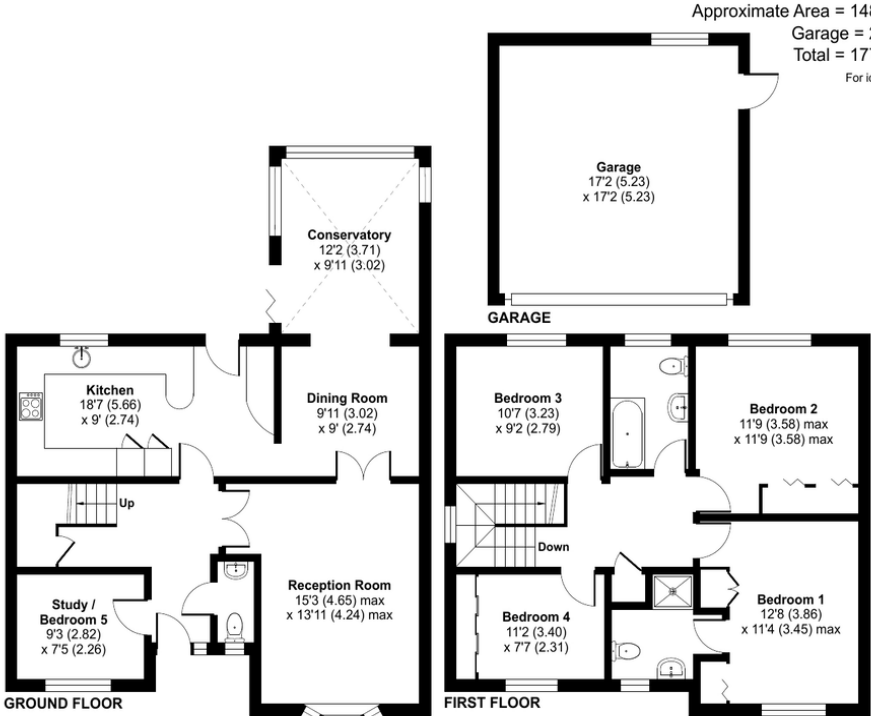
The welcoming entrance hall gives way to the sitting room, kitchen, study and the cloakroom fitted with a vanity hand basin and w.c. The study has been thoughtfully fitted out with an array of shelving ideal for those working from home. The sitting room benefits from a feature fireplace housing a living flame gas fire and a bay window to the front elevation. Double multi paned glazed doors lead into the dining room, which is perfect for family gatherings or entertaining friends. The garden room, with bi-fold doors into the garden is a beautiful area from which to enjoy tranquil views of the garden to countryside in the distance. The kitchen has been refurbished to provide ample room for the keen cook, fitted with a range of cream fronted wall and base units, including a pull-out larder style cupboard and worktops over incorporating a one and half bowl sink with mixer tap above, extended to provide a breakfast bar, ideal for informal meals. Integral appliances include a double oven with electric hob and extractor above, fridge/freezer, dishwasher, washing machine and wine cooler.

On the first floor, the principal bedroom is fitted with a range of wardrobes, between which is access to the ensuite shower room, fitted with a shower cubicle, pedestal hand basin and w.c. There are three further bedrooms, two of which have fitted cupboards offering hanging and storage space. Completing the accommodation is the family bathroom comprising a panelled bath with shower over, pedestal hand basin and low level w.c.

A double garage with power, light and an electric up and over door provides parking and storage, with a driveway to the front allowing further parking for two-three cars. The garden to the rear has been beautifully landscaped for ease of maintenance. A paved patio has been created from which to sit and enjoy the surroundings filled with an array of mature shrubs, trees and plants offering all year round colour and a wonderful place to enjoy alfresco dining with family and friends. A path leads around to the side of the property to an enclosed lawned garden, a further quiet seating area and then on to the front which is again laid to lawn with borders planted with mature shrubs and trees making a lovely backdrop to this spacious home.



Benlears Acre, Liverton, Newton Abbot, TQ12



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1242045



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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

Late night pint of milk: Marks and Spencer Garage 1.2 miles

Village shop: 0.5 mile

Town centre: Bovey Tracey 2.8 miles

Supermarket: Co-Op 2.4 miles

Relaxing

Beach: Teignmouth 11 miles

Park in Bovey Tracey: 2.4 miles

Tennis court, swimming pool etc: 2 miles

Golf: Stover 1.5 miles

Haytor Dartmoor: 4.9 miles

Travel

Bus stop: Benedicts Road

Train station: Newton Abbot 5 miles

Main travel link: A38 Drumbridges 0.5 mile

Airport: Exeter 19 miles

Schools

Blackpool Primary School: 0.7 mile

Stover School: 2 miles

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

how to get there...

From the A38 take the Drumbridges exit and follow the signs for Liverton. Continue towards the village and take the first turning on the right signposted Ilsington. Proceed past The Star Inn and take the next left into Benedicts Road and then next left into Benlears Acre, where the property can be found on the right.





Need a more complete picture? Get in touch with your local branch...

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