



This deceptively spacious home has been thoughtfully extended to create a warm and inviting family residence. Featuring three double bedrooms, a private garden, garage, and off-street parking, set in a sought-after village with excellent local amenities.

16 Beanhay Close | Liverton | TQ12 6YY

complete.

thoroughly good property agents



PROPERTY TYPE
Link Detached



SIZE
1,236 sq ft



LOCATION
Liverton



AGE
1980s to 1990s



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
69 C



COUNCIL TAX BAND
D



in a nutshell...

- Extended Sitting Room
- Kitchen/Dining/Living Room
- Ensuite to Principle Bedroom
- Two further double Bedrooms
- Family Bathroom
- Garage and Parking
- Enclosed & Private rear Garden
- Close to local facilities





the details...

Upon entering, a porch provides space for coats and shoes and a door leads into a convenient cloakroom fitted with a w.c and hand basin.

The extended sitting room is bright and airy, with skylights and sizeable windows overlooking the garden. A gas-controlled stove, set into a charming fireplace with a wooden lintel, adds a character feature. Glazed panels connecting this room to the dining room give additional interest and light and stairs lead to the first floor. A glazed door leads into the generously sized kitchen/dining/living area. The kitchen is fitted with cream-fronted wall and base units, extensive worktops, and a ceramic sink with a mixer tap. There are spaces for a range-style cooker, dishwasher, washing machine, fridge, and freezer. The extended dining area comfortably accommodates a family-sized table and seating, creating a wonderful space for entertaining and family meals, with an additional area for relaxing. Natural light floods in through patio doors, skylights, and a glazed panel to the side elevation.

Upstairs, there are three spacious double bedrooms, including a principal bedroom with an en-suite shower room featuring a shower cubicle and hand basin. The family bathroom completes the accommodation with a freestanding bath, vanity hand basin with storage, W.C., and a heated towel rail.

Outside, a well-sized single garage with power and lighting is accompanied by off-street parking for two cars. A pathway leads from the driveway around to the enclosed private garden, which is beautifully landscaped with a lawn, mature shrubs, and trees. Thoughtfully placed seating areas provide the perfect setting for entertaining or unwinding at the end of the day, offering a tranquil retreat to complement this lovely home.

Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.



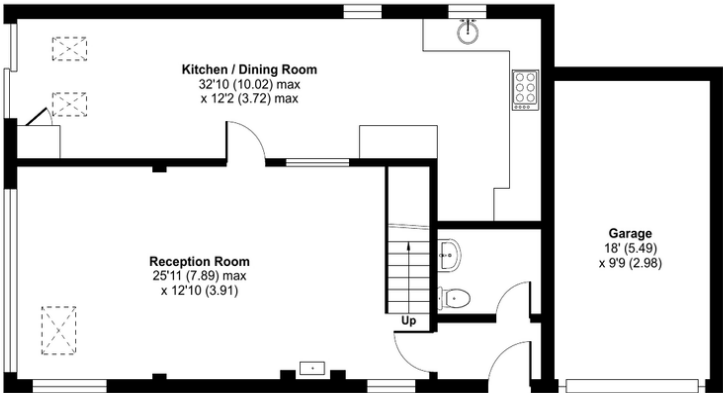
Beanhay Close, Liverton, Newton Abbot, TQ12

Approximate Area = 1236 sq ft / 114.8 sq m

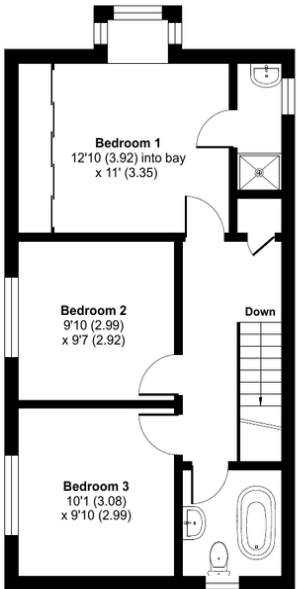
Garage = 176 sq ft / 16.3 sq m

Total = 1412 sq ft / 131.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1271218



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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

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 6YY**

how to get there...

From the A38 Drumbridges exit follow the signs for Liverton and take the first right towards Ilsington. Pass the Star Inn and take the next right into Benedicts Road, then first right into Beahay Close, there the property can be found in the far right hand corner





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