



Situated in the heart of this popular hamlet, this charming five-bedroom home has been tastefully updated by the current owners to create a light-filled and spacious family residence. The property features a private enclosed garden, garage, and ample parking.

Old Liverton | Bovey Tracey | TQ12 6HR





PROPERTY TYPE
Detached House



SIZE
2,018 sq ft



LOCATION
Village



AGE
Modern



BEDROOMS
5



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
Oil Fired Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
61 D



COUNCIL TAX BAND
E



in a nutshell...

- Sitting Room with Wood Burning Stove
- Spacious Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Principal Bedroom with Ensuite
- Four further Bedrooms
- Family Bathroom
- Garage and Parking
- Enclosed rear Garden





the details...

A glazed front door with matching side panels opens into a welcoming entrance hall with stairs to the first floor. From here, you step into the expansive kitchen/breakfast room, which is fitted with pale cabinetry and wooden worktops. A double Belfast sink with mixer tap sits beneath a window, while cooking facilities include an oil-fired Aga, integrated oven, hob, fridge, and dishwasher. A central island offers additional workspace and storage, and there's plenty of room for a large family dining table. Patio doors lead into a bright conservatory, ideal as a garden-view retreat or children's playroom, with doors opening directly into the garden.

The kitchen also connects to a generous dining room, perfect for hosting gatherings and special occasions. Adjacent is the spacious sitting room, featuring a welcoming fireplace with a wood-burning stove, ideal for cosy winter evenings.

Upstairs, you'll find five double bedrooms. The principal bedroom boasts a walk-in wardrobe and an en-suite shower room with a vanity basin, WC, and shower cubicle. The family bathroom is well-appointed with a clawfoot bath and antique-style mixer tap with handheld shower, a separate shower cubicle, WC, and vanity basin.

Outside, access is via an archway leading to the private parking area and landscaped rear garden. With its lawn and seating areas, it's perfect for quiet relaxation or alfresco dining with friends and family. To the side is a single garage equipped with power and lighting.





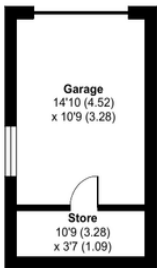
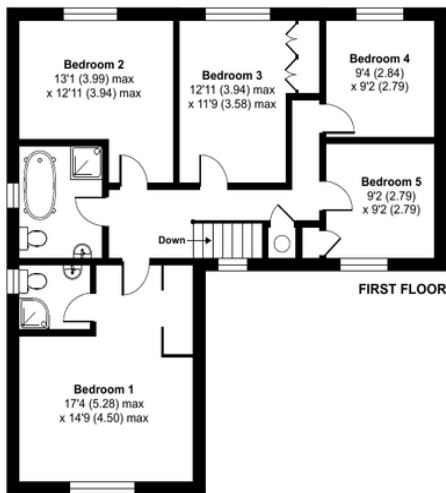
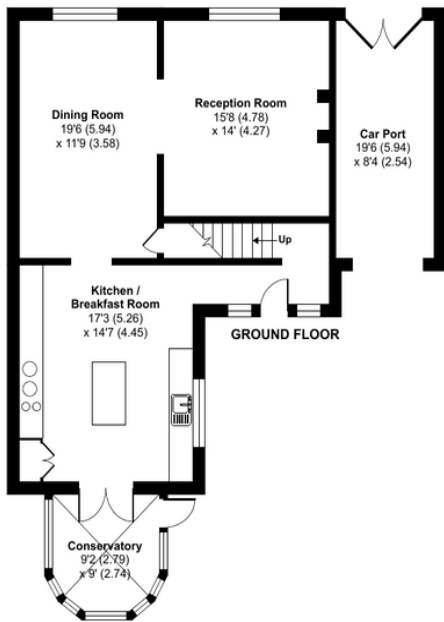
Little Courtyard, Liverton, Newton Abbot, TQ12

Approximate Area = 1813 sq ft / 168.4 sq m (excludes car port)

Garage = 205 sq ft / 19 sq m

Total = 2018 sq ft / 187.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1304542



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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 & Spencer 1.3 mile

Village shop: 1 mile

Town centre: Bovey Tracey 3 miles

Newton Abbot: 5.5 miles

Supermarket: Lidl 2.5 mile

Exeter: 16 miles

Relaxing Beach: Teignmouth 11 miles

Playground: Park, swimming pool, cricket, tennis: 2 miles

Stover Golf Club: 1 mile

Dartmoor (Haytor Rocks): 5 miles

Travel

Bus at the end of the road

Train station: Newton Abbot 5.5 miles

Main travel link: A38 1 mile

Airport: Exeter 19 miles

Schools

Blackpool Primary School: 1 mile

Stover (Private): 1.5 miles

South Dartmoor Community College: 7 miles (school bus)

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

how to get there...

From the A38 take Drumbridges exit and follow the road to Liverton. Take the first right, sign posted to Liverton and Ilsington and continue on this road into Old Liverton. Past the village hall and the property can be found a little further down on the right.





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