



This modern, energy-efficient 4-bed detached home spans three floors. With an additional guest room & ensuite above the garage. Featuring a stylish kitchen with wood burner, triple glazing, landscaped garden, and countryside views, it blends comfort with flexibility.

Mounthill Cottages | Beaumont Close | Liverton | TQ12 6UR





PROPERTY TYPE

Detached House



SIZE

1730 sq ft



LOCATION

Liverton



AGE

2017



BEDROOMS

4+1



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

87 B



COUNCIL TAX BAND

B



in a nutshell...

- Modern detached home
- Four double bedrooms
- Principal suite with en-suite
- Annex with en-suite
- Spacious open-plan kitchen
- Wood burner
- Landscaped rear garden
- Garage
- Parking
- High EPC rating





the details...

Set within a peaceful cul-de-sac in the sought-after village of Liverton, this individually designed detached home combines modern efficiency with a warm, welcoming feel. Built just eight years ago, the property is arranged over three floors and offers spacious, versatile living, complemented by a further bedroom with en-suite above the garage – ideal for guests, older children or a private home office.

From the front, the house has an attractive design and well-kept approach. Inside, the layout flows beautifully for family living. At the heart of the home is the kitchen and dining area, fitted with sleek, modern units and integrated appliances. The dining space is centred around a wood-burning stove set against a decorative tiled feature wall, creating an inviting atmosphere for both everyday meals and entertaining. French doors open directly onto the garden, making it easy to enjoy outdoor living in the warmer months.

The lounge, positioned at the front of the property, is generously proportioned and filled with natural light from its large triple-glazed window. Every window in the home, apart from the Velux roof lights, is triple glazed, adding to both comfort and energy efficiency.

On the first floor are three well-sized bedrooms, each with plenty of natural light and flexibility for family life. They are served by a stylish family bathroom with a walk-in shower and separate bath. Rising to the top floor, the principal suite feels like a private haven. With vaulted ceilings and a picture window framing countryside views, this space is both bright and tranquil. The suite also includes a modern en-suite shower room and ample room for a dressing area or quiet seating space.

The annex above the garage provides a further double bedroom with its own en-suite shower room. While not a self-contained flat, it offers excellent flexibility as a guest suite, teenager's den, or dedicated work-from-home space.

The rear garden has been landscaped with ease of maintenance in mind, with a mix of artificial lawn, paved seating areas and planted borders creating a private outdoor retreat. At the front, there is driveway parking and access to the garage, which offers additional storage.

This is also a home that performs exceptionally well for energy efficiency. With a current EPC rating of B (87) and a potential to reach A (94), combined with modern insulation and triple-glazed windows, the property promises low running costs and excellent sustainability – a real advantage in today's market.



**Approximate Gross Internal Area 1730 sq ft - 160 sq m
(Excluding Garage)**

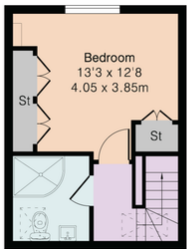
Ground Floor Area 604 sq ft – 56 sq m

First Floor Area 604 sq ft – 56 sq m

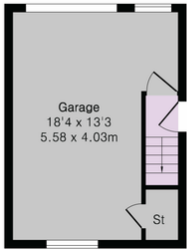
Second Floor Area 522 sq ft – 48 sq m

Garage Ground Floor Area 243 sq ft – 23 sq m

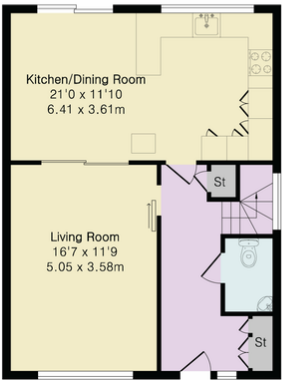
Garage First Floor Area 243 sq ft – 23 sq m



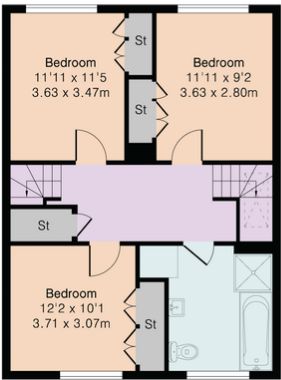
Garage First Floor



Garage Ground Floor



Ground Floor



First Floor



Second Floor



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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

Village shop: 0.7 mile

Town centre: Bovey Tracey 2.7 miles

Supermarket: Co-op 2.3 miles, Lidl 2.7 miles

Newton Abbot: 4.9 miles

Exeter: 16 miles

Relaxing

Beach: Teignmouth 10.1 miles

Park, Tennis court, playground, swimming pool: 2 miles Golf:

Stover 1.7 miles

Haytor Dartmoor: 3.8 miles

Travel

Bus stop: Benedicts Road 0.3 mile

Train station: Newton Abbot 5.1 miles

Main travel link: A38 1.1 miles

Airport: Exeter 19.2 miles

Schools

Blackpool Primary School: 0.8 mile

Stover School: 2.4 miles

South Dartmoor Community College: 5.4 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6UR**

how to get there...

From the A38 Drumbridges exit follow the signs to Liverton. Take the first turning on the right signposted Ilsington and continue past The Star Inn. Take the second left turn into Shapley Way. Then take the third turning on your right into Divett Drive. Take the first right on to Beaumont Close. The property can be found at the end of the road on the right.





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