



This beautifully extended four-bedroom family home offers light-filled, spacious living in a sought-after village setting, surrounded by stunning gardens and enjoying far-reaching countryside views.

11 Town Meadow | Ilsington | TQ13 9RY





PROPERTY TYPE

Detached House



SIZE

2,093 sq ft



LOCATION

Village



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2 Bathrooms

4 Toilets



WARMTH

Oil Central Heating



PARKING

Garage/Driveway



OUTSIDE SPACE

Large Garden, Balcony,
Patio



EPC RATING

83 B



COUNCIL TAX BAND

F



in a nutshell...

- Open plan kitchen/dining
- Sitting Room
- Woodburner
- Utility Room
- Galleried Landing
- Landscaped Garden
- Solar Panels
- Far Reaching Views
- Wildflower Meadow





the details...

Step into the welcoming hallway, where a galleried landing sets the tone for the open and airy interior. The ground floor flows effortlessly, featuring an expansive open-plan kitchen/dining/living area, a dual-aspect sitting room, study, WC and utility room.

The kitchen is thoughtfully designed with granite worktops, a double sink with mixer taps, breakfast bar, and ample space for a range-style cooker, fridge/freezer, and integrated dishwasher. Additional base units with wooden worktops and a dresser-style unit provide excellent storage. The dining area is bathed in natural light, thanks to triple-aspect grey aluminium windows, Velux rooflights, and French windows opening onto a raised terrace—perfect for entertaining while taking in the panoramic views.

The utility room includes a sink, storage, space for laundry appliances, and houses the central heating boiler. A door leads to a spacious storage room with full-height cupboards and an adjoining WC, handy access from the garden.

For those working from home, the study offers a quiet, practical space. The sitting room is a cozy retreat with an Adams-style fireplace, wood-burning stove, and French windows opening to the rear raised terrace.

Upstairs, the principal bedroom features a walk-in dressing room with automatic lighting and an en-suite shower room with a hidden-cistern WC, vanity basin, and shower cubicle. Three further bedrooms and a stylish family bathroom, with a bath, walk-in shower, vanity basin, and WC, complete the first floor.

The front garden has been landscaped for low maintenance, with a variety of colourful plants and shrubs. A private drive offers off-road parking in front of the single garage, which includes power, lighting, overhead storage, the solar panel inverter and battery, and room for an electric vehicle charging point.

The rear garden is a true haven, featuring a circular patio, lawns bordered by vibrant planting, a wildflower meadow, raised beds for fruit and vegetables, and a charming summerhouse with rear storage. This tranquil outdoor space provides a stunning natural backdrop to an exceptional home.



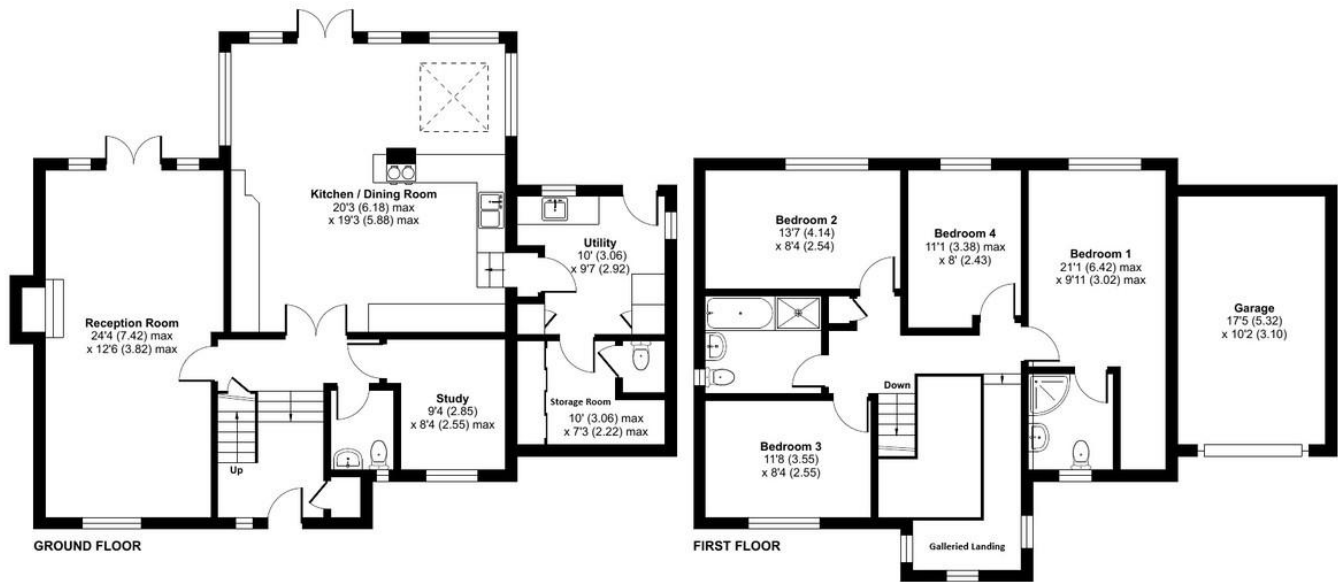
Town Meadow, Ilstington, Newton Abbot, TQ13

Approximate Area = 1912 sq ft / 177.6 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 2093 sq ft / 194.4 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). © nichecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1317519



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the location...

Ilington is ideally situated to take advantage of the beautiful surrounding countryside. The keen walker will find much of interest along the quiet lanes and footpaths, which weave their way through the landscape and up to the rugged uplands of the moor. Amenities to be found in Ilington include a public house, primary school, village shop and in the centre the parish church. The nearby towns of Bovey Tracey, Ashburton and Newton Abbot, provide all the necessary amenities for day to day living. Exeter, Devon's principal city and economic centre is approximately 15 miles to the North, via the A38 arterial route, linking Exeter and Plymouth.

Shopping

Village shop approx. 200 yards

Town centre: Bovey Tracey 4.1 miles

Supermarket: Co - op 3.8 miles

Newton Abbot: 7 miles Exeter: 18 miles

Relaxing

Beach: Teignmouth 12.9 mile

Swimming pool & park: 4 miles

Tennis courts: 1 mile

Haytor Dartmoor: 2.5 miles

Bovey Tracey Golf Club: 4.4 miles

Ilington Hotel (spa and gym): 0.5 mile

Travel

Train station: Newton Abbot 7.1 miles

Motorway or main travel link: 3.2 miles A38

Airport: Exeter 20.9 miles

Schools

Ilington Church of England Primary School: 0.2 miles

Blackpool C of E Primary School: 2 miles

South Dartmoor Community college: 8 miles (Bus)

Exeter School: 18 miles (Bus)

The Maynard School: 18 miles (Bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9RY

how to get there...

From the A38 take the Drumbridges exit and follow the signs for Liverton, Ilington and Bickington. Turn right onto Old Liverton Road. Proceed for approximately 2 miles, turn left onto Old Town Hill, Ilington and continue for a short distance. Turn left onto Town Meadow, where the property can be found on the left.





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