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1 Ley Crescent

1, Ley Crescent, Liverton, Newton Abbot, Devon TQ12 6JH



Newton Abbot: 5 miles, Exeter: 17 miles,  
Plymouth: 30 miles.

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An extended and tastefully modernised family home in a charming village on the edge of the Dartmoor National Park

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- Well Presented Accommodation
- Close to Local Amenities
- Accessible Location
- Link-Detached Family Home
- Open Plan Reception Space
- Income Potential
- Well Proportioned Garden
- EV Charging Point
- Freehold
- Council Tax Band: E

Guide Price £560,000

#### SITUATION

The property is situated in the heart of the popular and accessible village of Liverton. The village features local amenities including a village hall, Post Office/store as well as The Star Inn public house. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within a short distance of the property and there are mainline railway stations to London Paddington at Newton Abbot.

First class educational facilities can be found nearby including the highly regarded Blackpool Primary School as well as the private Stover School situated a short distance away. On your doorstep is the Dartmoor National Park with Haytor just a short drive away while the sandy beaches of Teignmouth and Torbay are easily accessible.

#### DESCRIPTION

1 Ley Crescent is a tastefully modernised and extended family home, offering comfortable accommodation of 1937sqft situated in a quiet cul-de-sac. Enjoying the wonders of the Dartmoor National Park just a short distance away, while retaining excellent access to local amenities and major trunk roads the property perfectly combines a rural yet accessible ideal. Offering open plan family orientated accommodation combined with four bedrooms and an extensive garden the property really provides plenty of space for all needs.

#### ACCOMMODATION

Across the ground floor is magnificent reception space currently configured to create a sitting room as well as an open plan kitchen/diner. The sitting room offers a cosy ambiance with a wood burner and walkways to the family room and kitchen, with speakers in the ceiling for surround sound creating an immersive audio experience. The expansive family kitchen is the hub of the house, featuring ample spaces for dining and a social family space with bi-folding doors opening to the garden. The kitchen is fitted with modern appliances, including an island with a breakfast bar with integral appliances including an integrated dishwasher, integrated fridge freezer, integrated washing machine, eye-level double oven, large island with a breakfast bar and induction hob with suspended extractor. The ground floor also includes a convenient cloakroom with a WC and sink.

Upstairs, the landing provides access to a loft. The master bedroom features windows to the side and rear while enjoying a charming balcony over looking the surrounding woodland as well as a walk-in wardrobe. The master bedroom also features a superb ensuite, with a freestanding bath

and double rainfall shower, wash basin and WC. The second, third, and fourth bedrooms are well-appointed with double glazed windows and radiators. The main bathroom includes a bath with a rainfall shower, a WC, a wash hand basin, and inset wall storage, complemented by a heated towel rail.

#### OUTSIDE

To the front of the property is off-road parking and an EV charging point, there is access to the garage store which provides ample storage space.

The rear garden is a versatile enclosed space featuring a garden office or studio, ideal for working from home. It includes a lawn, a paved patio, an outdoor shower for rinsing muddy dogs and boots, and a hot tub on a raised deck. A bar area is perfect for social gatherings and BBQs. Additionally, there is gated access to an adjacent private woodland area, enhancing the property's charm.

In addition the property features a studio annexe with an ensuite shower room, this space offers additional accommodation for guests or as a potential holiday let.

#### SERVICES

Mains water, electricity and drainage. LPG central central. Ofcom advises there is superfast broadband available to the property and limited mobile service from the major providers.

#### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. Tel: 01626 832093. Email: hq@dartmoor-npa.gov.uk.

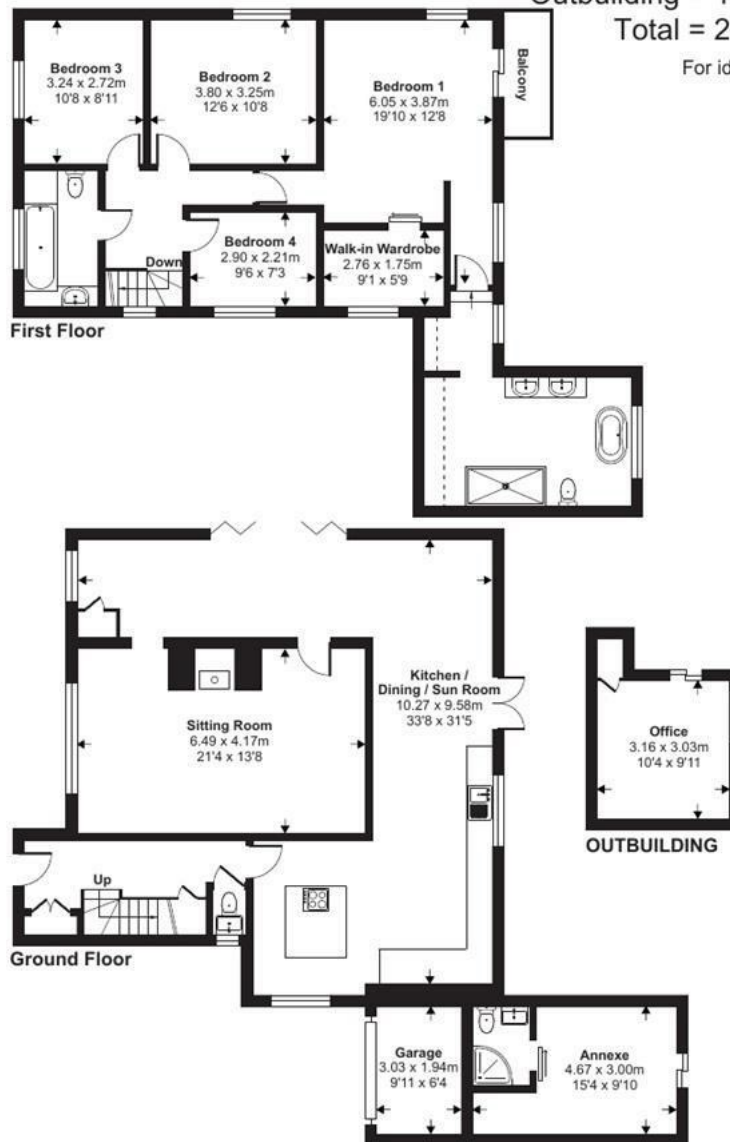
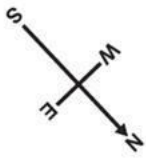
#### DIRECTIONS

From Exeter proceed on the A38 and take the exit onto drumbridges roundabout. At the roundabout take the third exit signposted to Liverton, Bickington and Ilsington and follow the road into the village. At Liverton take the first right signposted to Ilsington, and continue straight passing The Star Inn for 1 mile before entering Old Liverton, upon reaching the village take the first right beside the village hall onto Ley Close and follow the road around to the right onto Ley Crescent where the property can be found as the first on the left.

What3Words: ///baking.unusually.solicitor

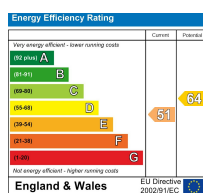


Approximate Area = 1937 sq ft / 179.9 sq m  
 Limited Use Area(s) = 20 sq ft / 1.8 sq m  
 Garage = 61 sq ft / 5.6 sq m  
 Annexe = 147 sq ft / 13.6 sq m  
 Outbuilding = 109 sq ft / 10.1 sq m  
 Total = 2274 sq ft / 211 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1153532

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