



2 Lewthorn Cottages



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Ilington, Newton Abbot, Devon, TQ13 9RR

Haytor Rock: 1 mile, A38 (Drumbridges): 3.5 miles, Exeter: 18 miles.

A charming cottage situated on the outskirts of a popular Moorland village, providing easy access to Haytor, village amenities and local towns.

- 19th century cottage
- Easy access to main roads
- 2 double bedrooms
- Off-road parking
- Freehold
- Well presented accommodation
- Edge of village location
- Versatile outbuilding
- Extensive garden
- Council tax band C

## Guide Price £450,000

Ilington is a highly regarded village, nestled on the southern fringes of Dartmoor just a mile and a half from Haytor rock. A traditional moorland village, it offers excellent village amenities including a primary school, community run village shop, church. In addition, the village hosts a popular local public house and health facilities at the nearby Ilington Country House Hotel including a spa, swimming pool and gym. Further public house and restaurants can be found close by in the hamlet of Haytor Vale. All of which are within walking distance of the property.

Further services can be found at Bovey Tracey and Ashburton including further shops and schooling facilities. The A38 trunk road providing easy access to both Exeter and Plymouth is just 3 miles from the property, while Newton Abbot offers a mainline railway with direct access to London in less than 3 hours. Set within Dartmoor National Park, the property is within easy access to the open moorland, a popular destination for walking, horse riding and cycling.

A charming and characterful miner's cottage set in the heart of Dartmoor, offering a blend of traditional features and modern comforts. The property provides a welcoming living space with a wood-burning stove, a well-equipped kitchen, and a comfortable bedroom. Thoughtfully updated while retaining its period charm, the cottage is ideal for those seeking a peaceful retreat in a rural setting.

Outside, the property benefits from a generous garden with far-reaching views across the surrounding moorland. A gravel area at the top of the garden provides a perfect spot for outdoor dining or seating, while the adjoining summer house nicknamed 'the writers room' offers plenty of space to enjoy the tranquil surroundings while benefitting from a log burner and electricity. In addition to offroad parking for two vehicles, the property benefits from a spacious outbuilding. Currently split to offer an informal space suitable as a hobby room with plenty of storage as well as a carport.

The property is serviced by mains water, drainage and electricity. Oil fired central heating via a combi boiler. Highspeed BT fibre available to the property. Ofcom advises that there is likely and limited mobile coverage via the major providers.

What3Words: ///yawned.divides.positions





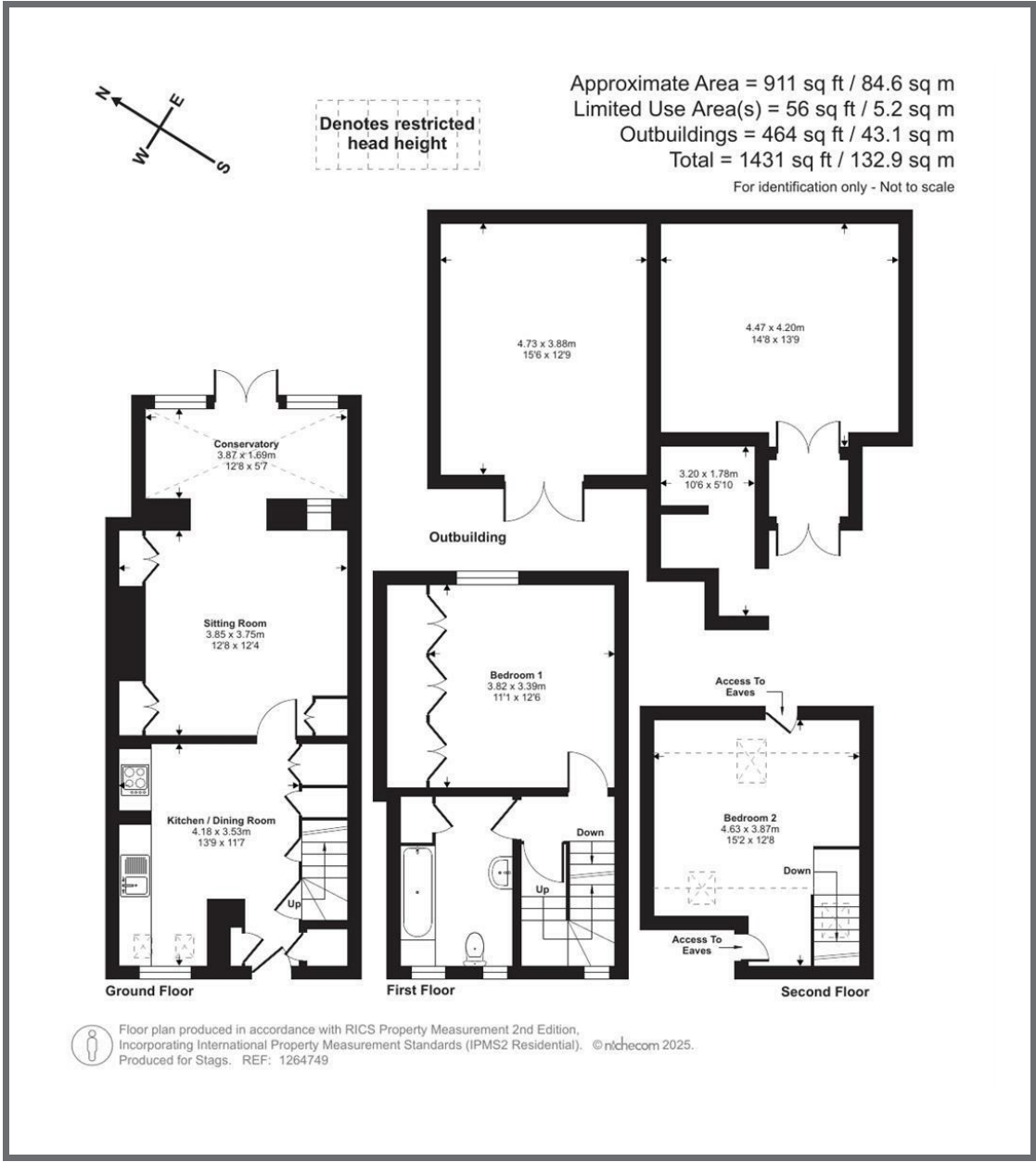
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		48
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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