



1 Summerhill Road, Liverton - TQ12 6HF

£549,000 Freehold

Spacious and versatile home with flexible living, generous double bedrooms, south-facing garden, driveway, garage and garden office. Countryside views and excellent accessibility features throughout.

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STEP INSIDE:

As you enter the property, you are welcomed into a large, airy entrance hall — a practical and inviting space with excellent room for shoes and coat storage. To the left, the bright lounge provides a wonderful living space, enjoying lovely views over the beautiful south-facing garden. This is a comfortable and relaxing room, filled with natural light throughout the day.

Returning to the entrance hall, a doorway to the right leads into the main hallway. From here, you have access to all principal ground floor rooms, along with stairs rising to the first floor. One of these rooms is the thoughtfully designed downstairs shower room, ideal for those requiring disabled access. It comprises a large, low-rise shower, WC, and wash basin. There is also an airing cupboard with a small radiator — perfect for clothes or linen.

Positioned at the front of the home is the main ground floor bedroom, a generous double room featuring a bay window overlooking the garden and surrounding hills. Adjacent is a second reception room, currently arranged as a bedroom. Mirroring the first bedroom in size and style, it too benefits from a bay window with views across the south-facing garden, allowing light to flood in throughout the day. Completing the ground floor accommodation is the well-designed kitchen/diner.

The layout offers space for a dishwasher, freestanding fridge/freezer, and cooker. The dining area comfortably accommodates a family-sized table and benefits from sliding patio doors that open directly onto the newly decked garden area — ideal for indoor-outdoor living. Off the kitchen is the utility room, a practical space for coats or returning from muddy walks. It provides space for a washing machine, sink, and plenty of additional cupboards, as well as the property's gas combination boiler.

Ascending to the first floor, the sense of space continues. Immediately to the right is a well-appointed shower room, fitted with a generously sized shower, WC, and wash basin. Next, there is a good-sized double bedroom featuring a beautiful stained glass window and delightful views over the surrounding countryside, including up to Haytor. The main upstairs bedroom is another spacious double, currently utilised as a home office/storage space, and benefits from two Velux windows similarly overlooking the rolling countryside, creating a light and peaceful setting. The family bathroom comprises a bath, WC, and wash basin. Finally, a further double bedroom with a Velux window allows additional natural light to pour in. All upstairs bedrooms benefit from useful eaves storage, ideal for additional storage or maintenance access.

ROOM MEASUREMENTS:

Ground Floor:

Lounge: 13'6" x 13'0" (4.11m x 3.95m)

Shower Room: 9'6" x 6'9" (2.90m x 2.05m)

Kitchen/ Dining Room: 19'11" x 13'11"

(6.07m x 4.25m)

Utility Room: 9'6" x 6'9" (2.90m x 2.05m)

Reception Room: 13'10" x 12'4" (4.22m x

3.75m)

Bedroom: 13'11" x 12'4" (4.25m x 3.75m)

Shower Room: 6'11" x 6'7" (2.10m x

2.00m)

Bedroom: 10'2" x 10'0" (3.10m x 3.05m)

Bedroom: 17'0" x 10'2" (5.17m x 3.10m)

Bedroom: 13'1" x 10'0" (4.00m x 3.05m)

Bathroom: 6'0" x 5'7" (1.83m x 1.70m)

Outdoor Office/ Pod: 9'10" x 7'10" (3.00m x

2.40m)

Garage: 19'8" x 9'2" (6.00m x 2.80m)

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: D (£2,562.06 2026/27)

EPC Rating: D

Local Authority: Teignbridge District Council

Services: Mains water, drainage &

electricity.

Heating: Gas Central Heating



STEP OUTSIDE:

As you approach the property, a private driveway provides parking for three vehicles, with a large, single garage providing extra room, and a pathway leading you to the front door. Meanwhile, from the dining area, stepping out through the sliding patio doors immediately welcomes you onto a newly-decked seating area — perfect for entertaining or enjoying the sunshine. From here, there is a pedestrian door into the garage, a useful garden shed, and a fantastic outside office/pod. This versatile space is ideal as a home office or hobby room, complete with power, lighting, and ample room to work comfortably. There is also a pathway down into the main garden, which is mostly laid to lawn and bordered by mature trees and shrubs, creating a wonderful sense of privacy. Being south-facing, the garden enjoys sunshine throughout the day. To the left-hand side, a useful gravelled area provides the perfect spot for additional seating or a fire pit area — ideal for relaxing evenings outdoors.



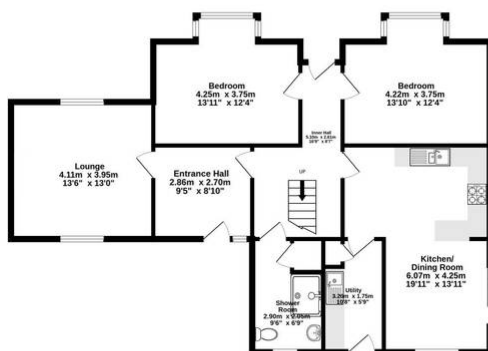
LOCATION:

This detached bungalow is ideally located in Liverton which is situated on the edge of the Dartmoor National Park, it has a popular village pub and well stocked general stores & post office. This property sits in close proximity of the well regarded, Blackpool School and within easy walking distance of the Trago Mills complex including shops, supermarket, DIY store and leisure complex. The nearby moorland village of Ilsington offers church, general store, bowling and tennis clubs and a spa hotel among other amenities. The town of Bovey Tracey is approximately 2 miles away and offers a range of local shops, cafes and eating places as well as health centre, library and a renowned craft centre. It is in within easy reach of the A38 Devon Express way linking Exeter and Plymouth.

AGENTS INSIGHT:

"This is a wonderfully versatile home that offers far more space than first meets the eye. With flexible ground floor accommodation, accessible features, generous double bedrooms and a sunny south-facing garden, it suits a range of buyers — from growing families to those looking for multi-generational living. The addition of the garden office/pod and countryside views from the first floor truly set this property apart, making it a home that balances practicality with lifestyle."

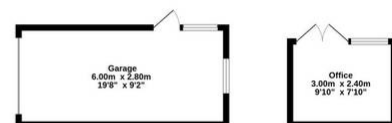
Ground Floor
95.6 sq.m. (1028 sq.ft.) approx.



1st Floor
70.3 sq.m. (757 sq.ft.) approx.



Outbuildings
24.0 sq.m. (258 sq.ft.) approx.



TOTAL FLOOR AREA : 189.8 sq.m. (2043 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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