



A charming countryside home in Dartmoor National Park with stunning views towards Rora Woods. Features include a boot room entrance, open-plan kitchen/dining and lounge with wood burner, two double bedrooms (one en-suite), landscaped tiered gardens totalling 0.39 of an acre, terrace, pond, garage, driveway parking and outbuildings.

Cedar Cot | Old Liverton | TQ12 6HS

**complete.**

thoroughly good property agents



PROPERTY TYPE

Detached Bungalow



SIZE

1,166 sq ft



LOCATION

Old Liverton



AGE

1930s



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Oil Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

0.39 acres



EPC RATING

55 D



COUNCIL TAX BAND

C



### in a nutshell...

- Detached Bungalow
- Idyllic Dartmoor National Park
- Open-plan kitchen/dining
- Sitting room with woodburner
- Principal bedroom with ensuite
- Second double bedroom
- Beautifully landscaped tiered gardens
- Gated driveway and detached garage
- Old Liverton
- NO ONWARD CHAIN





## the details...

You enter the property through a well-appointed boot room with fitted storage, worktop space, sink and plumbing for laundry appliances - an ideal everyday entrance for coats, boots and pets. The impressive open-plan living area blends warmth and character, featuring a welcoming sitting space centred around a wood-burning stove - the perfect focal point for cosy evenings.

The kitchen is beautifully appointed with shaker-style cabinetry in a soft sage hue, complemented by solid woodwork surfaces and a herringbone-style floor that enhances the sense of charm and quality. There is space for a dishwasher and an American-style fridge freezer, while a traditional range cooker sits within an attractive tile surround with timber mantle. A breakfast bar offers additional preparation space and casual seating. The dining area is positioned within a light-filled glazed extension, where large sliding doors open directly onto the patio. This creates a seamless flow between indoor and outdoor living, with ample room for a family-sized dining table and lovely views across the garden and surrounding countryside.

The principal bedroom is a generous dual-aspect room with glazed doors to the garden and access to an en-suite shower room. Bedroom two is a bright double with fitted storage, served by a second shower room off the hallway.

Enjoying an idyllic position surrounded by rolling countryside, the property benefits from far-reaching views across open fields and mature woodland. Accessed via a gated entrance, the home is set within beautifully maintained gardens equating to 0.39 of an acre that provide a wonderful sense of privacy and tranquillity. Located within Dartmoor National Park, the property looks out towards Rora Woods, with gardens thoughtfully arranged over gentle tiers. A generous stone terrace, areas of lawn, decked seating space and a charming wildlife pond combine to create a picturesque and varied outdoor setting. To the front, a tarmac driveway offers ample off-road parking and leads to a detached garage, ideal for secure parking or workshop use. A separate shed/outbuilding provides further practical storage. Mature hedging and established planting frame the approach and enhance the overall appeal. Altogether, this is a peaceful countryside retreat with landscaped gardens and exceptional views.



the floorplan...

## Approximate Gross Internal Area 1166 sq ft - 108 sq m (Excluding Garage & Outbuilding)

Garage Area 140 sq ft – 13 sq m  
Outbuilding Area 80 sq ft – 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



## 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

Late night pint of milk: Marks & Spencer 1.3 mile

Village shop: 1 mile

Town centre: Bovey Tracey 3 miles

Newton Abbot: 5.5 miles

Supermarket: Lidl 2.5 miles

Exeter: 16 miles

### Relaxing

Beach: Teignmouth 11 miles

Playground: Park, swimming pool, cricket, tennis: 2 miles Stover

Golf Club: 1 mile

Dartmoor (Haytor Rocks): 5 miles

### Travel

Bus at the end of the road

Train station: Newton Abbot 5.5 miles

Main travel link: A38 1 mile

Airport: Exeter 19 miles

### Schools

Blackpool Primary School: 1 mile

Stover (Private): 1.5 miles

South Dartmoor Community College: 7 miles (school bus)

Please check Google maps for exact distances and travel times.

Please check Google maps for exact distances and travel times.

**Property postcode: TQ12 6HS – (What three words)**

**///dives.contact.refrained**

## how to get there...

From the A38, take the Drumbridges exit and follow the signs for Liverton. Once you reach the village, take the first right, signposted Ilington, and continue into Old Liverton. After passing the Village Hall on your right, take the next right turn. Take the left turn and follow the road up. The property can be found on your left.





Need a more complete picture? Get in touch with your local branch...

Tel [01626 832 300](tel:01626832300)  
Email [bovey@completeproperty.co.uk](mailto:bovey@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
Emlyn House  
Fore Street  
Bovey Tracey  
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

**complete.**