



1 Haymans Cottages, Liverton - TQ12 6HR

£340,000 Freehold

Charming character cottage featuring a fireplace, conservatory dining space and a delightful garden with patio, greenhouse and shed. Offering three bedrooms, versatile living and countryside views.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 13'0" x 12'4" (3.95m x 3.76m)

Kitchen: 12'7" x 7'4" (3.83m x 2.23m)

Conservatory: 17'9" x 5'0" (5.40m x 1.52m)

Utility: 6'11" x 6'11" (2.10m x 2.10m)

Bedroom: 13'0" x 12'6" (3.95m x 3.80m)

Bedroom: 11'11" x 7'1" (3.64m x 2.16m)

Bedroom: 7'6" x 7'3" (2.28m x 2.20m)

Bathroom: 8'0" x 7'2" (2.43m x 2.18m)

USEFUL INFORMATION:

Heating: Modern high heat retention storage heaters

Services: Mains water, drainage and electricity.

Local Authority: Teignbridge District Council

Council Tax Band: C £2277.38 p.a (2026/27)

EPC Rating: D

Tenure: Freehold

AGENTS INSIGHT:

"This charming cottage is full of character, with the fireplace creating a warm and inviting focal point to the main living space. The conservatory and garden provide a wonderful connection to the outdoors, making it a lovely home to enjoy year-round."



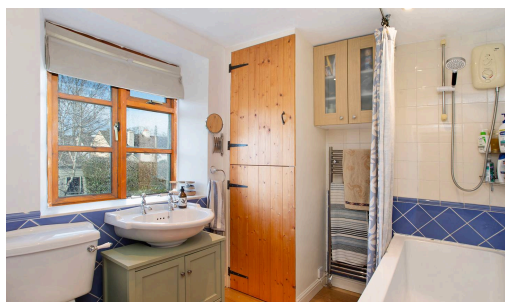
STEP OUTSIDE:

As you approach the property, you will find a gated paved area at the front, conveniently housing bin storage. Stepping out from the conservatory, you are welcomed onto a paved patio area, ideal for outdoor dining and relaxing, while the remainder of the garden is mainly laid to lawn. To the left of the patio is a generous log storage area, perfectly positioned for supplying the fireplace in the lounge/dining room. Towards the rear of the garden, in the right-hand corner, there is a useful shed providing additional outdoor storage, which could also serve as a summer house. The garden also offers ample space for a washing line. In the left-hand corner, a greenhouse provides the perfect opportunity for growing your own fruits and vegetables. Towards the front of the garden on the right-hand side, a gate leads to a side pathway that provides access to the front of the property. For added privacy, the rear and left-hand boundaries of the garden are enclosed with fencing, while the right-hand side is bordered by established greenery and bushes.



LOCATION:

This detached home 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.





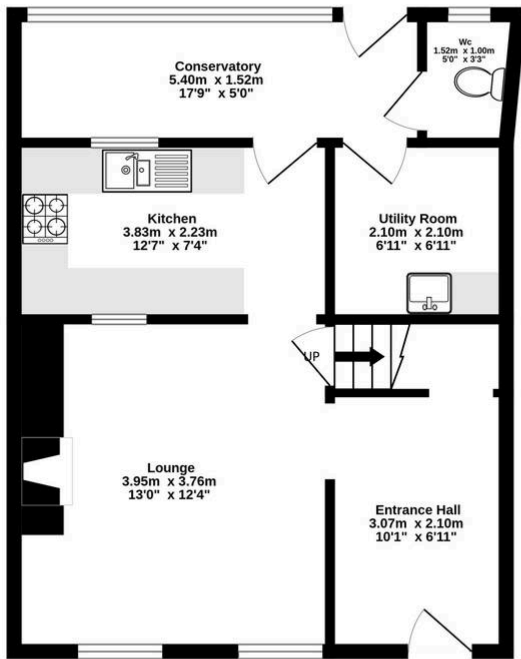
STEP INSIDE:

Stepping through the stable front door, you are welcomed into a spacious and practical hall with ample room for coat and shoe storage. From here, a further door leads into the heart of the home — the lounge/dining room. The focal point of this inviting space is a striking inglenook fireplace, complete with the historic feature of a bread proofer to the right, adding both character and charm to the room. The kitchen has been thoughtfully designed and fitted with essential appliances including a sink basin, dishwasher, and oven with hob. A door from the kitchen leads through to a light and airy conservatory, currently arranged as an additional dining area, offering lovely views out onto the garden. To the right-hand side of the conservatory door is a convenient utility room, ideal for housing a sink basin, washing machine and tumble dryer, and additional space for a freezer. Adjacent to this is a fully functioning downstairs WC. A further door from the conservatory provides access to the garden.

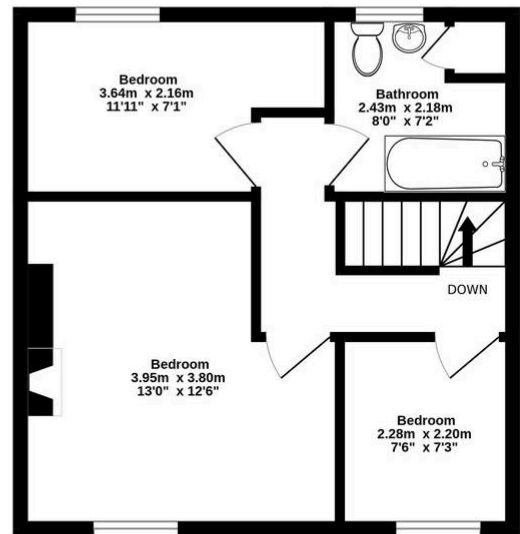
Upstairs, directly opposite the staircase, is a single bedroom currently used as an office/study, though it could equally serve as a hobby room or nursery. Further along the landing is the master bedroom, thoughtfully arranged and featuring a decorative fireplace this room is a great sized double. Nearby is the third bedroom, currently hosted as an additional office this room have the lovely views over the rear garden and further countryside. Situated next to the third bedroom is the main family bathroom, which includes a WC, sink basin, cupboard storage, and a bath with shower.



Ground Floor
43.1 sq.m. (464 sq.ft.) approx.



1st Floor
35.2 sq.m. (378 sq.ft.) approx.



TOTAL FLOOR AREA : 78.2 sq.m. (842 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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