



Little Courtyard, Old Liverton - TQ12 6HR

£485,000 Freehold

A five-bedroom family house in a small village, updated to offer well-planned living space, with a private garden, garage, and off-road parking, providing a practical and comfortable family home. **CHAIN FREE**


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Kitchen/Breakfast Room: 5.30m x 4.48m
(17'5" x 14'8")

Conservatory: 3.10m x 3.00m (10'2" x 9'10")

Dining Room: 5.94m x 3.85m (19'6" x 12'8")

Lounge: 4.80m x 4.30m (15'9" x 14'1")

Bedroom: 5.30m x 4.50m (17'5" x 14'9")

Bedroom: 4.00m x 3.95m (13'1" x 13'0")

Bedroom: 3.95m x 3.58m (13'0" x 11'9")

Bedroom: 2.86m x 2.80m (9'5" x 9'2")

Bedroom: 2.80m x 2.80m (9'2" x 9'2")

Bathroom: 2.86m x 2.20m (9'5" x 7'3")

En-suite: 1.90m x 1.60m (6'3" x 5'3")

Garage: 5.80m x 3.50m (19'0" x 11'6")



USEFUL INFORMATION:

Heating: External Oil fired boiler.

Services: Mains water, drainage and electricity.

Local Authority: Teignbridge District Council

Council Tax Band: E £2988.83 p.a
(2025/26)

EPC Rating: D

Tenure: Freehold

STEP OUTSIDE:

Outside, access is gained via an arched opening leading to the off-road parking area. The rear garden is enclosed and provides a good level of privacy. It is mainly laid to lawn, with areas set aside for seating and outdoor dining. To the side of the house is a single garage, which is fitted with power and lighting and offers useful storage in addition to parking. The outdoor space works well for both everyday use and social occasions.

AGENTS INSIGHT:

"This home is ideal for families seeking space and versatility in a quiet village setting. The combination of well-sized reception rooms, five double bedrooms, and a flexible garden-facing room makes it perfect for modern living. With a garage, parking, and a private garden, it offers both convenience and comfort, while the oil-fired Aga and wood-burning stove add character and warmth throughout."



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.



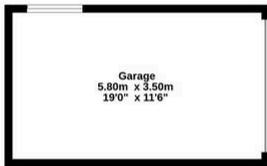
STEP INSIDE:

As you enter the front door into a central hallway, it sets the tone for the rest of the home, providing access to the main ground floor rooms and the staircase to the first floor. The hallway leads through to the main kitchen and dining area, which forms the centre of the house and works well for both daily use and entertaining. The kitchen is fitted with cupboards, wooden work surfaces, and a central island that provides additional storage and preparation space. A traditional-style sink is set beneath a window overlooking the garden. Cooking facilities include an oil-fired Aga alongside a fitted oven and hob, while further appliances include a fridge and dishwasher. There is ample room for a large dining table, allowing this space to be used as a combined cooking and eating area for family life.

From the kitchen, doors open into a bright garden-facing conservatory with windows on multiple sides and direct access outside. This flexible space can be used in a number of ways, such as a sitting area, children's playroom, or a home office, depending on requirements. The kitchen also connects to a separate dining room, providing a more formal space for meals and gatherings. This room leads through to the main living room, which offers a comfortable area to relax. A wood-burning stove sits within a fireplace and provides a focal point, particularly during the colder months. On the first floor, the accommodation is arranged around the landing and includes five double bedrooms. The main bedroom benefits from a walk-in wardrobe and a private En-suite fitted with a shower, WC, and wash basin. The remaining bedrooms are served by the family bathroom, which includes a freestanding bath, a separate shower, WC, and wash basin.



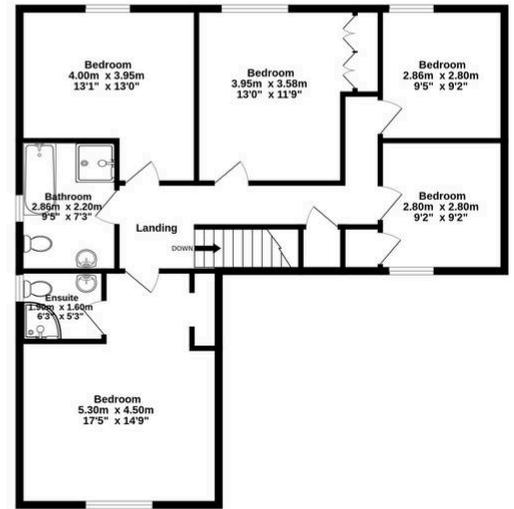
Garage
20.3 sq.m. (218 sq.ft.) approx.



Ground Floor
83.8 sq.m. (902 sq.ft.) approx.



1st Floor
88.9 sq.m. (957 sq.ft.) approx.



TOTAL FLOOR AREA : 193.0 sq.m. (2077 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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