



A charming and deceptively spacious two-bedroom semi-detached cottage tucked away in a peaceful village setting. Featuring a stunning kitchen/dining room with vaulted ceiling, spacious living room with wood burner, large garden, garage, driveway parking, superb views and excellent access to the A38. Offered with no onward chain.

2 Wilton Cottages | Liverton | TQ12 6JE





PROPERTY TYPE

Semi-Detached Cottage



SIZE

1,360 sq ft



LOCATION

Liverton



AGE

1930's



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

51 E



COUNCIL TAX BAND

D



in a nutshell...

- Charming two-bedroom semi-detached cottage
- Stunning open-plan kitchen/dining room with vaulted ceiling and exposed timbers
- Spacious living room with feature wood-burning stove
- Utility/boot room and ground floor cloakroom
- Two first floor bedrooms with countryside views
- Versatile loft room with eaves storage
- Large enclosed rear garden
- Driveway parking and detached garage
- NO ONWARD CHAIN
- Liverton





the details...

Tucked away along a peaceful lane yet conveniently placed for the village amenities and the A38, is this charming and deceptively spacious two-bedroom semi-detached cottage. The property has been thoughtfully extended at ground-floor level, creating particularly generous and versatile living accommodation ideal for modern family life. At the heart of the home is an impressive kitchen dining room, with a striking vaulted ceiling, exposed timbers, central island and French doors opening directly onto the rear garden. This bright and sociable space offers plenty of room for everyday dining and entertaining. The substantial living room is equally inviting, with a wood-burning stove set within a characterful brick fireplace providing a warm focal point. Beyond the kitchen is a practical utility and boot room, an invaluable addition for families with children or dogs, providing space for coats, muddy boots and everyday household essentials. A ground-floor cloakroom completes the accommodation on this level.

Upstairs, the first floor provides two bedrooms, one generous double, one small double and a family bathroom fitted with both a bath and separate shower. The principal bedroom is positioned at the front of the cottage and enjoys a particularly attractive outlook across the surrounding rolling countryside. Stairs continue to a generous and useful loft space with eaves storage. This provides excellent additional space for storage, hobbies or occasional home working.

Outside, the property benefits from a large rear garden, principally laid to lawn and complemented by mature trees, planting and useful garden buildings. There is ample space for children, pets, outdoor dining and keen gardeners. Driveway parking and a detached garage provide further practicality. With its characterful interior, impressive ground-floor accommodation, large garden, countryside outlook and convenient yet tucked-away position, it is a wonderfully appealing and versatile village home.



the floorplan...

**Approximate Gross Internal Area 1360 sq ft - 127 sq m
(Excluding Garage)**

Ground Floor Area 792 sq ft – 74 sq m

First Floor Area 373 sq ft – 35 sq m

Second Floor Area 195 sq ft – 18 sq m

Garage Area 149 sq ft – 14 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.



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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

Village Shop: 0.8 miles

Late night pint of milk: Marks and Spencer Garage 1.5 miles

Town centre: Bovey Tracey 2.9 miles

Supermarket: Co-Op 2 miles, Lidl 2.7 miles

Relaxing

Beach: Teignmouth 10 miles

Park, Tennis court, playground, swimming pool: Bovey Tracey 2 miles

Golf: Stover 1 mile

Haytor, Dartmoor: 5 miles

Travel

Bus stop: Benedicts Road

Train station: Newton Abbot 5 miles

Main travel link: A38 Drumbridges 0.5 mile

Airport: Exeter 19 miles

Schools

Blackpool Primary School: 0.6 mile

South Dartmoor Community College: 5 miles (school bus)

Private Bus pick up for Torquay Grammar Schools

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 6JE

how to get there...

From Drumbridges Roundabout, take the Liverton turn off and follow the road for 1.2 miles. Turn right at the sign for Blackpool School. Follow the road past the school and the property can be found on the left hand side.





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