



Follybrook Cottage



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Liverton, Newton Abbot, TQ12 6EZ

A38 (Drumbridges): 0.5 mile, Newton Abbot: 3.5 miles, Exeter: 16 miles, Plymouth: 29.5 miles.

A well presented and extended family home in the heart of a convenient village on the edge of the Dartmoor National Park.

- Tastefully presented throughout
- Walking distance to local amenities
- Comfortable reception space
- Off-road parking and garage
- Freehold
- 1730sqft of accommodation
- Easy commute to Exeter and Plymouth
- Four well sized first floor bedrooms
- Pleasant south-facing garden
- Council tax band: B

Guide Price £580,000

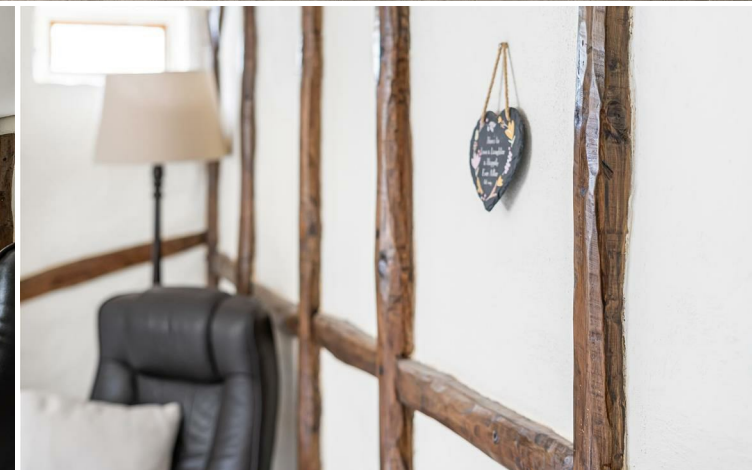
SITUATION

The property is situated in the heart of the popular and accessible village of Liverton. The village features local amenities including a village hall, Post Office/store as well as The Star Inn public house. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is 1 mile away from the property and there are mainline railway stations to London Paddington at Newton Abbot.

The Dartmoor National Park is on the doorstep of the property, with the main car park of Haytor rock 4.25 miles away. Rugged moorland countryside provides the perfect backdrop for Sunday walks, equestrians and cyclists looking for the perfect recreational escape, while the sandy beaches of Teignmouth and Torbay are easily accessible.

DESCRIPTION

Follybrook Cottage is a tastefully presented and extended family home offering accommodation of over 1700sqft. The dwelling, originally constructed in the late 1990's, was extended in 2022 considerably increasing its floor area, incorporating an impressive kitchen/dining room with a pleasant outlook across the garden, while adding two new bedrooms on the first floor to bring the total number of bedrooms to four. With its thoughtfully laid out accommodation, convenient location and versatile outside space which includes a south facing garden, off-road parking and a detached garage, the property can cater for all uses.



ACCOMMODATION

This impressive detached home opens into a welcoming central entrance hall that serves as the heart of the ground floor, complete with a conveniently located cloakroom. The heart of the house is a bright and expansive open-plan kitchen and dining area, featuring a large central island and breakfast bar that makes it an ideal hub for family life and entertaining. Combining blue shaker style units with built-in appliances including a dishwasher, fridge/freezer, electric oven and microwave. Double doors from this room lead directly to the rear garden, seamlessly blending indoor and outdoor living.

To the front of the property, a generous sitting room offers a comfortable and separate space, centred around a charming fireplace with feature 'wooden-beam style' wall decoration. Adjacent to the kitchen is a versatile playroom or study while a central hallway offers access to the garden via double doors.

The first floor is home to four well-proportioned bedrooms arranged around a central landing. The principal bedroom is a spacious double bedroom featuring twin built-in wardrobes and its own private en-suite shower room. Three further double bedrooms offer flexible space for family or guests, with the fourth bedroom benefiting from an integrated storage cupboard. A modern family bathroom serves these rooms, equipped with a full suite. There is access to storage via two loft spaces in the newer and older parts of the property, as well as an airing and linen cupboard accessed via the first floor hallway.

OUTSIDE

To the front of the property is off-road parking for four vehicles, while a carport, situated to the side of the house, is joined by a spacious double garage with an electric up and over door and side access pedestrian door. The garage has an electric connection as well as storage space overhead.

To the rear of the property is a charming south-facing garden; split between a spacious decked terrace suitable for outdoor seating or dining. Accompanying this space is a level area of lawn bordered by flower beds while a gravel area hosts the properties vegetable garden, with a range of raised beds providing ample space for a kitchen garden.

SERVICES

All mains services connected, gas fired central heating. Ofcom advises that superfast broadband and mobile coverage via the major providers is likely.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

VIEWINGS

Strictly by appointment through the agents.

DIRECTIONS

From Exeter proceed on the A38 and take the exit onto drumbridges roundabout. At the roundabout take the third exit signposted to Liverton, Bickington and Ilsington and follow the road into the village. At Liverton take the first right signposted to Ilsington, where the property can be found as the second home on the left hand side, immediately after the turning.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

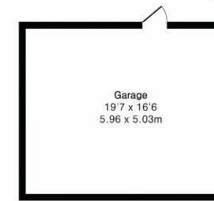


**Approximate Gross Internal Area 1730 sq ft - 160 sq m
(Excluding Garage)**

Ground Floor Area 865 sq ft – 80 sq m

First Floor Area 865 sq ft – 80 sq m

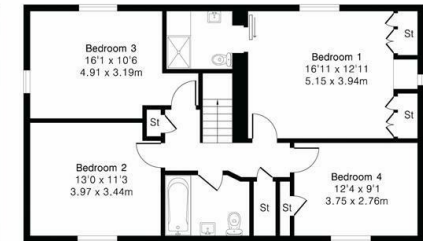
Garage Area 323 sq ft – 30 sq m



Garage



Ground Floor



First Floor



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		52	80
EU Directive 2002/91/EC			