STAGS



2 Shamrock Cottages

2 Shamrock Cottages, Ilsington, Bovey Tracey, TQ13 9RW







Haytor Rock: 1.5 miles, A38 (Drumbridges): 3 miles, Exeter: 17.5 miles.

A charming thatched cottage, situated in the heart of a popular South Dartmoor village, enjoying a wealth of period character and a delightful outlook towards the Grade I Listed St Michael's Church.

- Characterful thatched cottage
- Heart of sought-after Dartmoor village
- Wealth of original period features
- Close to village amenities
- Outlook towards St Michael's Church
- Extensive sitting/dining room
- 2 Double bedrooms
- Enclosed lawn garden
- Freehold
- Council tax band: N/A

Guide Price £300,000

SITUATION

Ilsington is a highly regarded village, nestled on the southern fringes of Dartmoor just a mile and a half from Haytor rock. A traditional moorland village, it offers excellent village amenities including a primary school, community run village shop, church. In addition, the village hosts a popular local public house and health facilities at the nearby Ilsington Country House Hotel including a spa, swimming pool and gym. Further public house and restaurants can be found close by in the hamlet of Haytor Vale. All of which are within walking distance of the property.

The nearby settlements of Haytor Vale, Bovey Tracey and Ashburton provide a wider range of shops, services and schooling facilities, while the A38 dual carriageway allows convenient access to both Exeter and Plymouth. Newton Abbot offers a mainline railway station with direct services to London Paddington. Being situated within Dartmoor National Park, the property enjoys immediate access to thousands of acres of open moorland, offering excellent opportunities for walking, riding and cycling.

DESCRIPTION

2 Shamrock Cottages is a charming semi-detached thatched cottage situated in the heart of the popular village of Ilsington. The property offers characterful accommodation arranged over two storeys, with a wealth of period features throughout including exposed beams, attractive stonework and a traditional inglenook fireplace.

The cottage enjoys a delightful position within the village, with an attractive outlook towards the Grade I Listed St Michael's Church. The accommodation has been well maintained while retaining much of its original charm, creating an appealing home suited to those seeking a quintessential Dartmoor cottage. The property benefits from two double bedrooms on the first floor, while externally there is a pleasant enclosed garden offering space for outdoor seating and enjoyment.

ACCOMMODATION

The accommodation is arranged over two storeys and centres around the property's open-plan sitting and dining room. This welcoming reception space enjoys a dual aspect overlooking both the front of the dwelling and the garden, while a range of exposed stone walls and traditional wooden floorboards enhance the cottage's character. A charming traditional fireplace provides an attractive focal point to the room, although it is not currently in working order.

Situated to the rear of the property is the kitchen, fitted with a range of traditional cream wall and base units incorporating an electric oven and hob, alongside space for a washing machine. The property's oil-fired boiler is also situated within the kitchen. The first floor comprises two double bedrooms. The principal bedroom overlooks the front of the dwelling and benefits from built-in storage. The second bedroom enjoys a pleasant outlook towards St Michael's Church and the surrounding village. These rooms are serviced by a family bathroom comprising a shower over the bath, wash basin and WC.

OUTSIDE

To the southern side of the dwelling is an attractive lawn garden enclosed by mature hedging, creating a pleasant and private space to enjoy throughout the year. The garden provides ample room for outdoor seating, dining and family activities.

To the rear of the property is a courtyard area which provides access to a shared storage building, owned by 1 St Michaels Cottage, used in conjunction with other neighbouring properties. The neighbouring cottages benefit from a right of access across the courtyard via a rear gate to access the store building.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Ofcom advises that ultrafast broadband is available to the property and mobile coverage is likely from via all major providers.

LOCAL AUTHORITY

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon,
TQ13 9JQ. Tel: 01626 832093. Email: hq@dartmoor-npa.gov.uk
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX.
Tel: 01626 361101. Email: info@teignbridge.gov.uk.

INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

AGENTS NOTE

The property adjoins the grounds of the Grade I Listed Church of St Michael. Purchasers considering alterations or additions to the exterior of the property are advised to make their own enquiries with the relevant planning authority regarding any restrictions, requirements, or impact the proximity of the listed building may have upon a future planning application.

A boundary dispute over the store to the rear of the property was raised and went to court in April 2024. The matter was resolved in court, ownership of the store was confirmed to the neighbouring property, 1 St Michaels Cottages, with 2 Shamrock Cottages and 2 other neighbouring properties retaining rights to access the store. The building, a former loo block for the four cottages, is split into four storage areas to be used by each cottage.

DIRECTIONS

From the Drumbridges roundabout at the A38, take the exit signposted to Liverton and Ilsington. After half a mile, upon entering Liverton, turn immediately left signposted to Ilsington, continue through the village passing the pub and the village hall and after 2 miles reaching the village of Ilsington. Follow the road around to the right and then left, where the property can be found as the third house on the left hand side.

What3Words: ///applies.delays.harmlessly





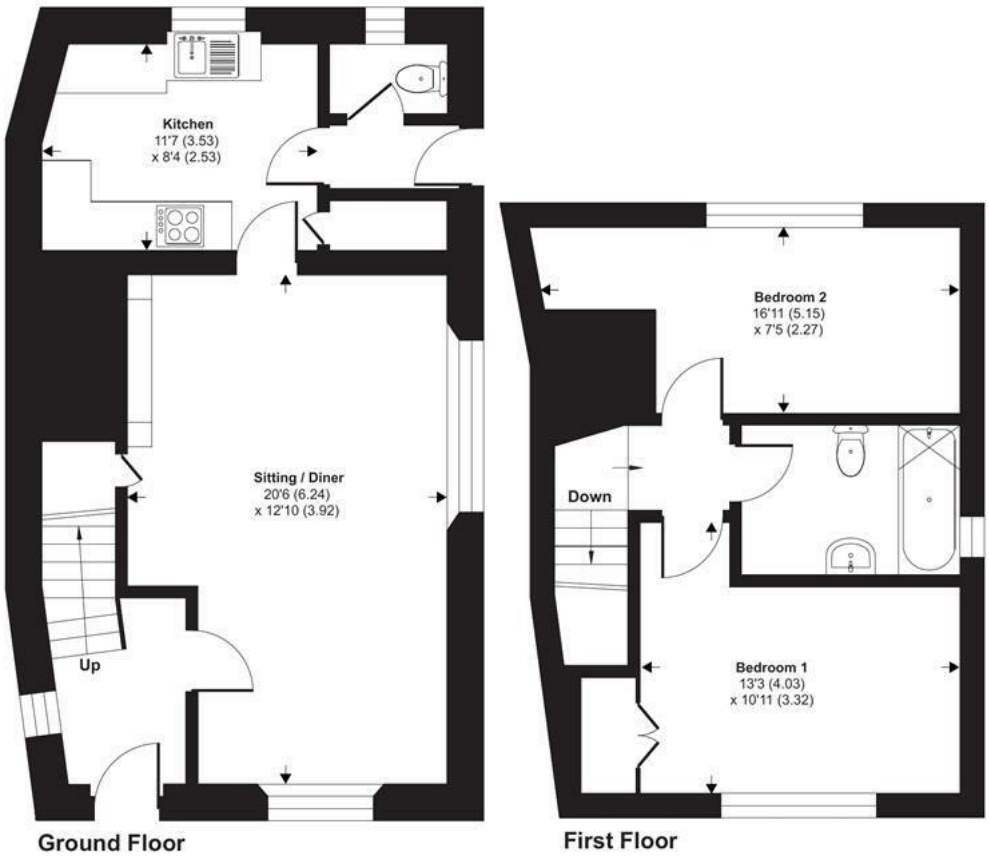






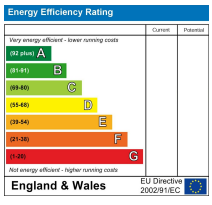
Approximate Area = 852 sq ft / 79.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1477451

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