



The Pines



# The Pines

Liverton, Newton Abbot, Devon, TQ12 6HS

A38 (Drumbridges): 1 mile, Newton Abbot: 4 miles, Exeter: 16 miles, Plymouth: 30 miles.

A thoroughly modernised and extended property, offering comfortable accommodation with easy access to both the Dartmoor National Park and major South Devon A-road in minutes.

- Tastefully presented throughout
- Edge of village location
- Idyllic family kitchen
- Level rear garden
- Freehold
- 2223sqft of accommodation
- Social reception space
- 3 Double bedrooms
- Off-road parking
- Council Tax Band: E

## Offers In Excess Of £700,000

### 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.

First class educational facilities can be found nearby including the highly regarded Blackpool Primary School as well as the private Stover School situated a short distance away.

### DESCRIPTION

The Pines is a stylish and exceptionally modernised bungalow, extended and remodelled to provide optimal single-level living. At its heart lies an impressive family kitchen, complemented by expansive reception space and a sleek modern finish. The accommodation includes three double bedrooms, two with en suite facilities to ensure flexibility for both families and guests. Outside, the level rear garden enjoys privacy and features a purpose-built home office.



## ACCOMMODATION

The substantial sitting room is a social and well thought out family space, with a central fireplace providing an attractive focal point, while large sliding doors open to the garden, ensuring this delightful room connects seamlessly with the outside. The space opens to the dining area, which provides ample room for a family dining table set beneath the impressive skylight that floods the space with natural light and a dresser with a built in sink.

At the centre of the property is the family kitchen, the hub of the house, with stylish fitted wall and base units providing ample storage, together with a central island featuring the sink, an instant hot water tap, and further storage. A traditional chimney breast provides space for an electric style stove, while an eye-level electric oven and microwave are set into the units. A dresser-style cabinet creates an excellent breakfast bar area. Accessed from the kitchen is a preparation kitchen, providing a further sink and additional surfaces for food preparation.

Towards the rear of the property is a further reception room, currently used as a study, which could alternatively serve as a snug or informal reception space, and features a large window overlooking the garden. Beyond the study is the property's laundry room, fitted with cupboards, a sink, and space for a washing machine.

There are three double bedrooms offering comfortable sleeping arrangements at The Pines. The principal bedroom features two south-facing windows, an impressive en suite shower room comprising a shower, wash basin atop a vanity unit, and WC. Across the hallway, the second bedroom is also double in size with a south-facing window and an en suite shower room with a wash basin set within a vanity unit and WC. The third double bedroom is situated towards the rear of the property with an outlook across the garden and benefits from a walk-in wardrobe. The family bathroom is exceptionally well fitted, with a modern bath, separate shower, vanity unit with wash basin, and WC.

## OUTSIDE

Outside, the rear garden is level and enclosed, offering an attractive and easily maintained setting. A spacious patio area provides ample space for seating or dining with space for a built in barbeque and space for a pizza oven. The lawn stretches away from the house before reaching a purpose-built garden room at the far end of the plot, providing excellent versatility as a home office, studio or further recreational space, together with an additional garden store.

At the front of the property is offroad parking for four vehicles.

## 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](mailto:info@teignbridge.gov.uk).

## 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, and continue straight passing The Star Inn, at the top of the crest, the property can be found on the right hand side.

What3Words: ///multiples.forehand.studio





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 2223 sq ft - 207 sq m**  
(Excluding Outbuilding)  
Outbuilding Area 165 sq ft - 15 sq m

Ground 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.



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		74	78
EU Directive 2002/91/EC			

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