



Are you looking for a home and income? This four-bedroom detached bungalow with a self-contained two-bedroom holiday annexe, set within generous wrap-around gardens. The property offers a spacious living room with wood-burning stove, well-equipped kitchen/dining room, principal bedroom with en-suite, ample parking and versatile outdoor space. The annexe benefits from its own private garden and successful holiday letting potential. Situated in Dartmoor National Park.

Great Barley Arrish | Old Liverton Road | Old Liverton | TQ12 6HN



thoroughly good property agents



PROPERTY TYPE

Detached Bungalow



SIZE

2,223 sq ft



LOCATION

Old Liverton



AGE

1970s



BEDROOMS

6



RECEPTION ROOMS

3



BATHROOMS

4



WARMTH

Oil Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

TBC



COUNCIL TAX BAND

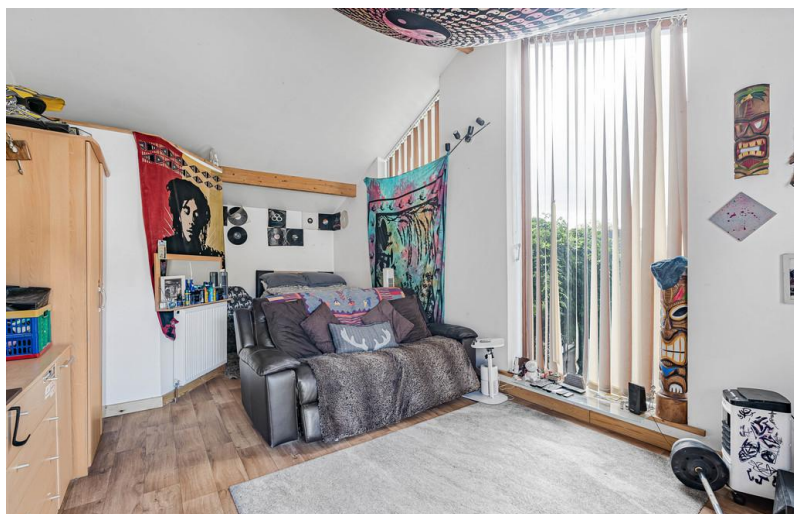
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in a nutshell...

- Spacious four-bedroom bungalow
- Self-contained two-bedroom holiday annexe
- Principal bedroom with en suite shower room
- Spacious living room with wood-burning stove
- Well-appointed kitchen/dining room with utility room
- Family bathroom and separate cloakroom/WC
- Generous wrap-around gardens
- Large, gravelled driveway
- Private gardens for both properties
- Liverton





## the details...

Entering through the front door, a welcoming entrance hall provides access to the principal accommodation, with useful built-in storage and doors leading to the main living areas and bedrooms. The spacious living room is centred around an attractive feature fireplace with an inset wood-burning stove. Large sliding patio doors flood the room with natural light and open onto a decked seating area, creating an excellent connection between the indoor and outdoor spaces. Accessed directly from the living room, the principal bedroom is a generous double with a vaulted ceiling and an en-suite shower room with wash hand basin and WC. The kitchen/dining room forms the heart of the home, fitted with a range of wall and base units, generous worktop space and a breakfast peninsula. Appliances include a double electric oven, electric hob and dishwasher, together with space for a freestanding fridge/freezer. The adjoining dining area provides ample room for family meals and entertaining. Leading from the kitchen, the utility room offers additional storage, workspace and plumbing for laundry appliances, together with a cloakroom/WC and external access to the garden. Returning to the entrance hall, there are three further double bedrooms. Bedroom Two benefits from built-in wardrobes, Bedroom Three also includes fitted wardrobes, while Bedroom Four is currently utilised as a hobby room/home office. These rooms are served by a family bathroom fitted with a bath, separate shower enclosure, wash hand basin and WC.

Externally, the property enjoys generous wrap-around gardens offering a variety of spaces for relaxing and entertaining. To the front, a large, gravelled driveway provides ample off-road parking for several vehicles. The decked seating area, accessed directly from the living room, enjoys a pleasant outlook over the front garden, while a further paved terrace accessed from the principal bedroom provides a private seating area. Mature hedging, lawns, paved pathways and established planting create an attractive setting, with a timber pergola linking different sections of the garden. Gated side access completes this versatile wrap-around plot.

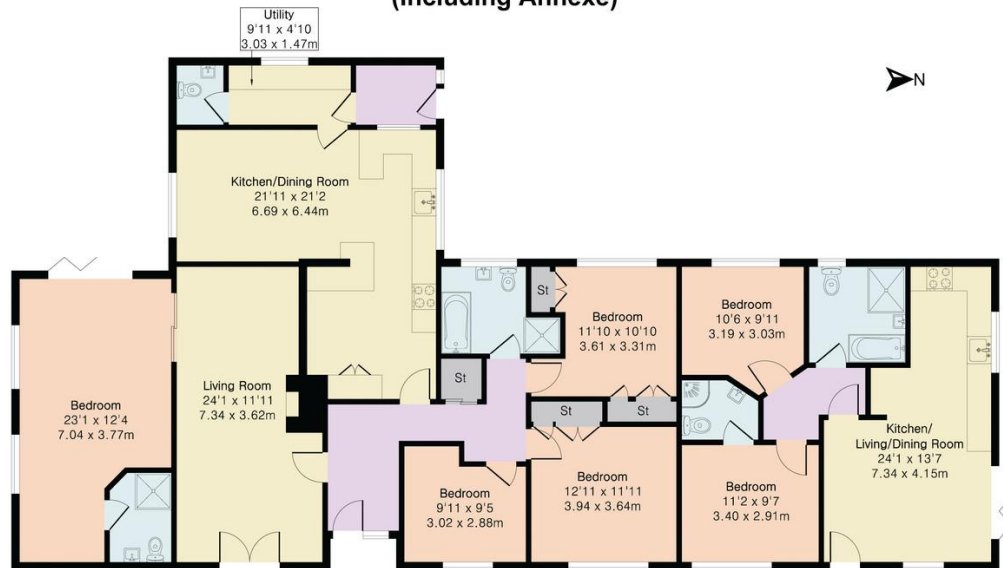
In addition to the main residence, the property benefits from a self-contained holiday annexe, providing excellent supplementary accommodation. The well-appointed accommodation comprises a bright and spacious open-plan kitchen, living and dining room, fitted with a range of modern units and ample worktop space. There are two bedrooms, including a generous double bedroom with en suite shower room, and a second bedroom currently arranged with twin beds, served by a separate wet room and bath.

Externally, the annexe enjoys its own enclosed private garden, featuring a decked seating area ideal for al fresco dining and entertaining, alongside a lawned garden offering a pleasant and private outdoor space.

Please note: The holiday accommodation is subject to a planning condition restricting its use to holiday accommodation only. It must not be occupied as a person's sole or principal residence, and no individual or family may occupy the accommodation for more than 28 consecutive days. Prospective purchasers should satisfy themselves as to the full terms of the planning consent.



**Approximate Gross Internal Area 2223 sq ft - 206 sq m  
(Including Annexe)**



### 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.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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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

Late night pint of milk: Marks & Spencer 1.3 mile

Village shop: 1 mile

Town centre: Bovey Tracey 3 miles

Newton Abbot: 5.5 miles

Supermarket: Lidl 2.5 mile

Exeter: 16 miles

### Relaxing

Beach: Teignmouth 11 miles

Playground: Park, swimming pool, cricket, tennis: 2 miles

Stover Golf Club: 1 mile

Dartmoor (Haytor Rocks): 5 miles

### Travel

Bus at the end of the road

Train station: Newton Abbot 5.5 miles

Main travel link: A38 1 mile

Airport: Exeter 19 miles

### Schools

Blackpool Primary School: 1 mile

Stover (Private): 1.5 miles

South Dartmoor Community College: 7 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 6HN

## how to get there...

From the A38, take the Drumbridges exit and follow the signs towards Liverton. Take the first right, signposted for Liverton and Ilsington, and continue along this road into Old Liverton. The property can be found directly opposite the Village Hall.





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