

Call **01626 818094**
to find out more



4, Halford Cottages, Liverton, Devon TQ12 6JF

£250,000



- Grade II Listed, Thatched Cottage
- Living Room with Inglenook Fireplace
- Two Bedrooms
- Dining room or Home Office Space
- Downstairs Bathroom
- Courtyard with Countryside Views
- Gas Central Heating
- Available Chain Free
- EPC Rating D
- Tenure: Freehold



Step Inside

As you step inside the thatched entrance porch through the stable style door, there are leaded lights either side and a further door leading into the Living room. As you enter you will see this cosy cottage is oozing with character with exposed beams throughout. The living room has a stone inglenook fireplace (with possibility of a wood burner put back in place) which gives a homely focal point to the room, a window seat with an outlook to the front of the property and a staircase that rises to the first floor. There is an opening through to a space that is perfect for a dining area or home office, with a built in under stairs cupboard providing useful storage space. The feature wall of the room has its original stonework with an archway housing a mirror.

The kitchen follows on with its exposed beams and country feel, with terracotta style flooring, light wood finished units with roll-edged worktops, space for a cooker and a stainless-steel sink unit. The part glazed stable door opens out into the rear garden.

The bathroom is situated on the ground floor and has been refitted with an eco round bath with a shower attachment, low level WC, wash basin and vanity unit. There is a cupboard housing the gas boiler and a window overlooking the rear garden.

A natural wood handrail leads up the stairs to the first-floor landing, with a built-in storage cupboard and a hatch up to the roof space.

Bedroom one has two double built-in wardrobes providing plenty of storage space and room for a double bed. The windows have pretty views over the garden and out towards Haytor.

Bedroom two has room for a single bed with pleasant views out to the front of the property.



Your Notes:

Measurements:

- Living Room: 4.30m x 3.70m (14' 1" x 12' 1")
- Dining Room: 2.99m x 2.44m (9' 9" x 8' 0")
- Kitchen: 2.84m x 2.36m (9' 3" x 7' 8")
- Bedroom One: 4.14m x 2.69m (13' 6" x 8' 9")
- Bedroom Two: 2.79m x 1.96m (9' 1" x 6' 5")

Step Outside

The rear courtyard style garden enjoys beautiful views over the fields and an outlook towards Haytor. There is a garden shed that has power connected, a light and plumbing for a washing machine.

USEFUL INFORMATION:

Council Tax Band C. Current owners rent a parking space from the Liverton Football club opposite the property which may be arranged for a new owner too. The property we are told is Grade II Listed and has a Thatched roof which was re layered and ridged in 2009 including the porch. EPC: D. Gas, central heating.



Agents Insight:

"This delightfully quirky cottage is ideally located in Old Liverton. It has all the charm you would expect of a thatched cottage with some modern twists.

The inglenook fireplace lends itself for those cosy nights in and the current owner has offered to put a wood burner in place, should you want it. "

LOCATION:

This Grade II Listed Thatched Cottage is ideally located in Liverton which is situated on the edge of the Dartmoor National Park, it has a popular village pub and well stocked general stores & post office. This property sits in close proximity of the well regarded, Blackpool School and within easy walking distance of the well regarded, Blackpool School and within easy walking distance of the Trago Mills complex including shops, supermarket, DIY store and leisure complex. The nearby moorland village of Ilsington offers church, general store, bowling and tennis clubs and a spa hotel among other amenities. The town of Bovey Tracey is approximately 2 miles away and offers a range of local shops, cafes and eating places as well as health centre, library and a renowned craft centre. It is in within easy reach of the A38 Devon Express way linking Exeter and Plymouth.



Floor Plan

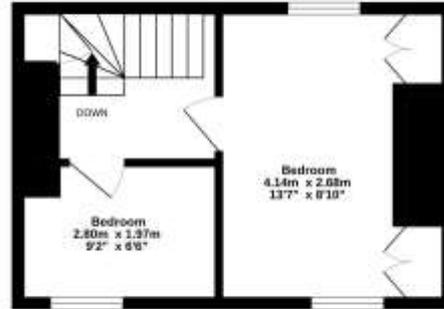
Energy Efficiency Rating		Current	Potential
100-106	A		
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		

The Energy Efficiency Rating (EER) is a measure of the energy efficiency of a property. It is based on the predicted energy consumption of the property, taking into account the type of property, its size, the type of construction, and the type of heating system. The EER is expressed as a letter grade from A to G, with A being the most efficient and G being the least efficient. The EER is also expressed as a numerical value from 1 to 100, with 100 being the most efficient and 1 being the least efficient. The EER is calculated using a standard methodology, and is subject to change if the property is upgraded or if the methodology is updated.

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Ground Floor
36.6 sq.m. (394 sq.ft.) approx.

1st Floor
22.6 sq.m. (244 sq.ft.) approx.



TOTAL FLOOR AREA : 59.2 sq.m. (638 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions:

From the A38 take the Drumbridges turnoff and at the roundabout take the Liverton exit and proceed for just over a mile where you take a right hand turning signposted "Halford and Blackpool". Follow this road for approximately a third of a mile and Halford Cottages will be found on the left.

Disclaimer:

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.

