



Follybrook Cottage

Liverton, Newton Abbot

A light-filled four-bedroom detached period cottage with a large garden, in a well-connected village setting

A charming home offering light and airy accommodation, combining character features with contemporary fittings and set in a sought-after village position on the edge of Dartmoor. The property features white rendered elevations, exposed timber beams and attractive panelling, as well as understated décor and attractive modern fixtures, making for a thoroughly pleasant family living space.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE + CAR PORT



GARDEN



FREEHOLD



VILLAGE



1,757 SQ FT



**GUIDE PRICE
£590,000**



The property

Follybrook Cottage is a detached four-bedroom property in Liverton on the edge of Dartmoor. The cottage features two comfortable reception rooms on the ground floor, including a generously proportioned sitting room at the front and a playroom/study at the rear, while there is also a light and airy rear hallway with French doors opening onto the south-facing garden. The cottage was recently extended and has a wonderful 22ft kitchen/dining room with doors opening onto the garden. This social space includes a dining area with built-in banquette seating, a breakfast bar and a range of Shaker-style units for kitchen storage. There are also integrated appliances, including a Bosch oven and microwave, a wine cooler and a range cooker with an extractor hood. The staircase leads to the four first floor bedrooms. These include the principal bedroom with its built-in wardrobes and en suite shower room. The first floor also has a family bathroom with an over-bath shower, as well as plenty of landing storage space, including a walk-in wardrobe.

Outside

At the front of the property, the gravel driveway provides plenty of parking. There is a detached large garage for parking or workshop and storage space, while there is also a car port at the side. The sunny rear garden is south-facing, welcoming plenty of sunlight throughout the day and making the space ideal for al fresco dining and entertaining. There is an area of timber decking across the back of the house with built-in bench seating, while gravel terracing provides further space in which to relax. The raised gravel terrace has a vegetable garden, while at the side of the house there is a utility area with a shed, a greenhouse and a chicken coop. The garden also features a well-maintained area of lawn, bordered by beds with various shrubs and hedgerows, and enclosed by high timber fencing.



Location

The small village of Liverton lies on the edge of the Dartmoor National Park, surrounding by Devon countryside and within easy reach of Newton Abbot. The village has a pub, a post office, a village hall and an outstanding primary school, while further amenities can be found in Newton Abbot. The town has large supermarkets, and a range of shops, restaurants, cafés and pubs and a choice of schooling. The area is well connected by road, with the A38 just moments away, providing excellent access to Exeter and Plymouth and the A380 providing access to Torquay. Newton Abbot mainline station provides services to Exeter St. David's, and direct to London Paddington (approximately three hours).

Distances

- Newton Abbot 3.7 miles
- Kingsteignton 4.6 miles
- Teignmouth 9.5 miles
- Torquay 10.5 miles
- Exeter 15.0 miles

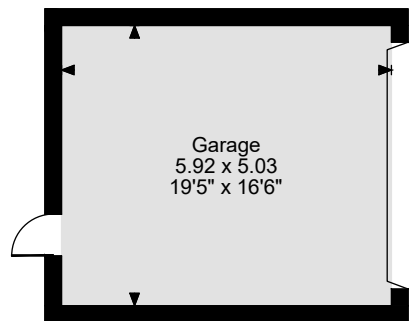
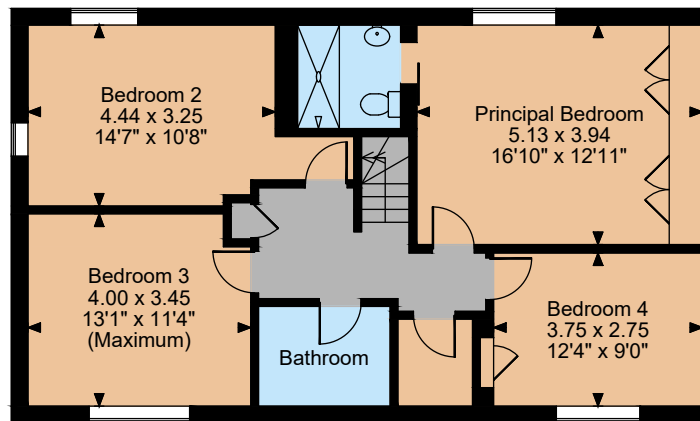
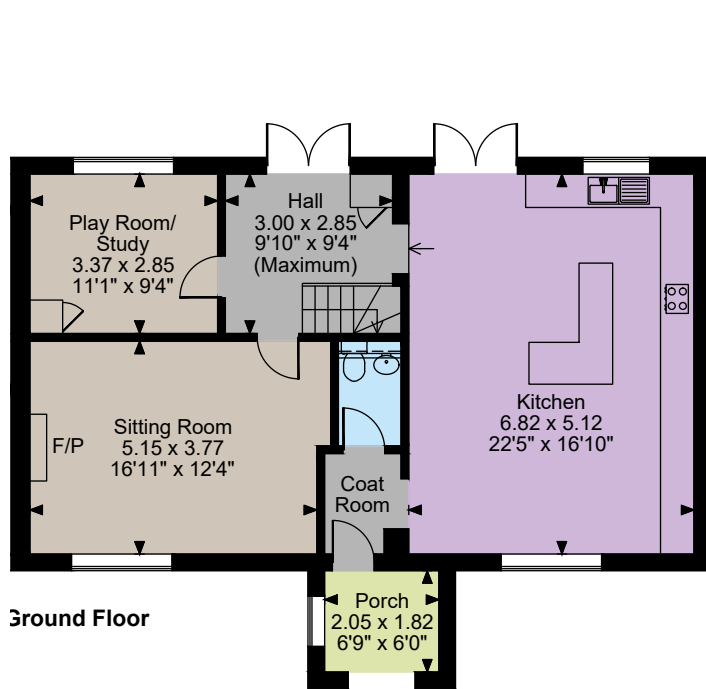
Nearby Stations

- Newton Abbot Station
- Teignmouth Station

Nearby Schools

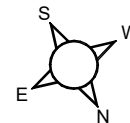
- Blackpool Primary School
- Ilsington School
- Bovey Tracey School
- Stover School
- Newton Abbot College
- Trinity School
- The Maynard School
- South Devon Steiner School





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height

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Floorplans

Approximate Gross Internal Area
 Main House internal area 1,757 sq ft (163 sq m)
 Garage internal area 321 sq ft (30 sq m)
 Total internal area 2,078 sq ft (193 sq m)
 For identification purposes only.

Directions

TQ12 6EZ
 what3words: /// foot.muddy.lung

General

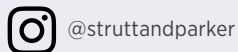
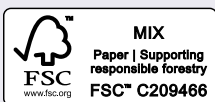
Local Authority: Teignbridge District Council
Services: Mains electricity, gas, water and drainage
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band B
EPC Rating: E
Wayleaves and easements: The property is sold subject to wayleaves or easements, whether mentioned in these particulars or not

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
 struttandparker.com



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