



A well presented, detached chalet bungalow with a fabulous garden, far reaching views and ample parking

Mill Brook, Liverton, Newton Abbot, Devon, TQ12 6HX

Guide Price £600,000 - Freehold



- 4 bedrooms, 3 reception rooms
- Outstanding rural views • In the Dartmoor National Park • Generous garden • Outdoor studio, double garage

Local Information

Mill Brook is located in a beautiful position on the edge of the village of Liverton in the Dartmoor National Park. Liverton is a thriving village with post office, shop, a pub and the highly regarded Blackpool Primary School. Bovey Tracey is only three miles away and offers a wide range of amenities including medical and veterinary surgeries, hotels, pubs, banks, shops and galleries. The nearby A38 provides access to Plymouth, Exeter and the M5. Newton Abbot railway station (6 miles) provides regular intercity services to London.

About this property

Mill Brook is a fabulous detached, 4 bedroom chalet bungalow situated on a generous plot. The ground floor offers an open plan living / dining room with feature picture window to take in the views over the garden and surrounding countryside. The well-equipped kitchen with large, dual aspect windows is integrated with a range of Bosch appliances including an oven, microwave, hob, dishwasher and fridge / freezer. French doors lead into the conservatory which can also be accessed from the sitting room and is the perfect place to take in the views over the garden. The ground floor principal bedroom is also dual aspect with fitted wardrobes, an ensuite shower room and French doors to a south facing terrace. There is a further

double bedroom on the ground floor with access to a second conservatory as well as a study, a family bathroom and a utility / cloakroom. The first floor offers two further double bedrooms, both with wash basins and a large attic space for storage.

Gardens and Grounds

Mill Brook is approached through electric gates and offers ample parking as well as a double garage with up and over electric door. Bordered by farmland, the rear garden has been landscaped to provide numerous seating areas from which to take in the surroundings including a generous decked area, the perfect spot for alfresco dining. There is also a summer house, a shed and a workshop / studio with views over the garden.

Directions

From Exeter take the A38 towards Plymouth and come off at the Drumbridges/Bovey Tracey exit. Take the 3rd exit to Liverton and then take the next right which is the Old Liverton Road. Proceed through the village of Old Liverton and after about half a mile the road widens and there is a fork in the road called Willis's Cross. Mill Brook is on the right hand side directly opposite this junction.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office.
Telephone: 01392 455 755.

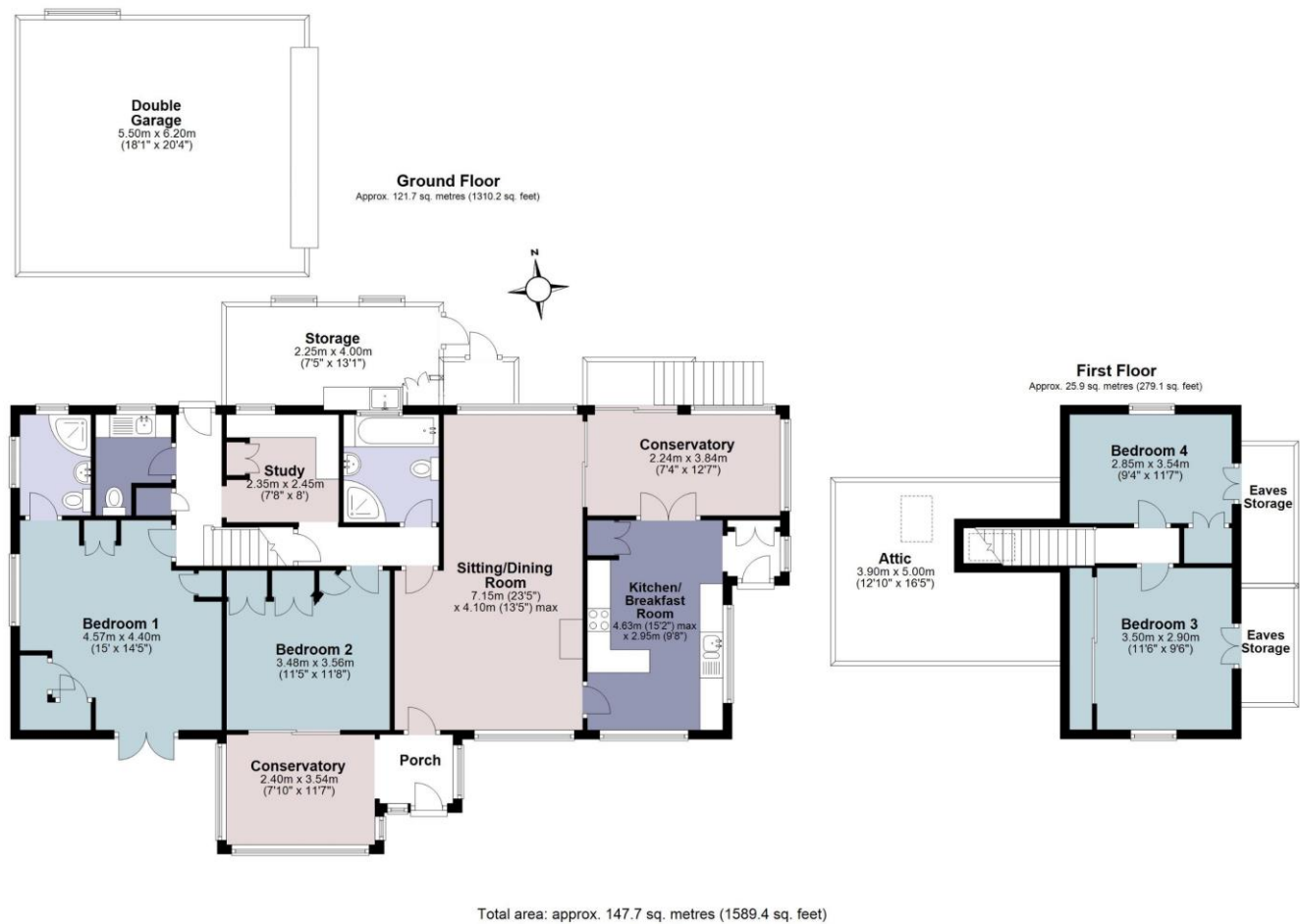




Mill Brook, Liverton, Newton Abbot, Devon, TQ12 6HX
Gross Internal Area 1589 sq ft
Local Authority – Teignbridge District Council
Council Tax - Band =
Energy Performance - EPC Rating = D
Services – Mains electricity and water. Private drainage. Oil fired central heating.



Amy Hart
Exeter
01392 455 755
amy.hart@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220802AMHA

