





Hillside Cottage, Old Liverton, Newton Abbot - TQ12 6HU

£565,000 Freehold

Charming character cottage, offering spacious living, original features, tiered gardens with views towards Haytor, driveway parking and countryside walks on the doorstep. *CHAIN FREE*

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STEP INSIDE:

Hillside Cottage is a beautiful character home, originally three charming cottages now thoughtfully combined into one unique and spacious residence. From the moment you step through the door, you're greeted with a warm sense of history and character that flows throughout the property. The entrance hall is welcoming and practical, offering ample space for shoes and coats while providing access to the main living areas. Straight ahead, you'll find a newly fitted downstairs WC, complete with a modern toilet and wash basin. To the left, the generously sized kitchen is filled with natural light from three windows overlooking the front and side. There's plenty of room for a central breakfast table, along with space for a fridge and dishwasher. The kitchen is well-equipped with an AGA-style gas hob and electric oven, blending traditional charm with modern convenience.

A door from the kitchen leads into the utility room, which provides additional space for a fridge/freezer, washing machine, and tumble dryer, and houses the oil-fired boiler. From here, a small door opens into the basement—ideal for extra storage. Another door leads into the conservatory, a bright and versatile space offering access to both a paved seating area and a courtyard that connects to the main garden.

Returning to the entrance hall and heading right, you'll find the dining area—a lovely setting featuring a grand (currently capped) fireplace that adds character and charm. There's ample space here for family dining and entertaining. This flows seamlessly into the lounge, a cosy yet spacious room centred around a working log burner, perfect for relaxing evenings.

A wooden staircase from the dining area leads to the main landing, which provides access to all bedrooms, each overlooking the front of the property. The first bedroom is a comfortable double, complete with built-in wardrobes with sliding doors and a private En-suite featuring a shower, WC, and wash basin. The second bedroom is another well-sized double, also with built-in storage and charming low ceilings that enhance the cottage feel. The third bedroom is a single room, also with low ceilings, making it ideal as a child's bedroom, home office, or hobby space. The main shower room includes a large walk-in shower, WC, and wash basin, finished to a good standard. Finally, the largest bedroom offers a spacious double room with built-in wardrobes, providing plenty of storage.

Throughout the home—both upstairs and downstairs—you'll find beautiful original wooden beams, adding to the cottage's timeless character and charm.

AGENTS INSIGHT:

“Hillside Cottage is a truly special home, seamlessly combining three former cottages into one character-filled and surprisingly spacious residence. What immediately stands out is the balance between charm and practicality — from the original beams and fireplaces to the well-proportioned living spaces and flexible layout.”

ROOM MEASUREMENTS:

Kitchen: 14’1” x 13’9” (4.30m x 4.20m)
Conservatory: 10’10” x 10’8” (3.30m x 3.26m)
Dining Room: 13’5” x 12’4” (4.10m x 3.77m)
Lounge: 19’8” x 14’3” (6.00m x 4.35m)
Bedroom: 14’1” x 13’11” (4.30m x 4.25m)
En-suite: 8’4” x 7’3” (2.53m x 2.20m)
Bedroom: 13’5” x 11’8” (4.10m x 3.55m)
Bedroom: 10’6” x 8’9” (3.20m x 2.66m)
Bathroom: 10’10” x 5’9” (3.30m x 1.75m)
Bedroom: 7’5” x 7’0” (2.27m x 2.13m)

USEFUL INFORMATION:

Heating: External Oil fired boiler.
Services: Mains water, drainage and electricity.
Local Authority: Teignbridge District Council
Council Tax Band: F £3700.76 p.a (2026/27)
EPC Rating: E
Tenure: Freehold
Plot Size: 0.20 acre



STEP OUSIDE: As you approach Hillside Cottage, the property is fully enclosed by a charming low stone wall, beautifully softened by an array of flowers that create a warm and welcoming first impression. To the left, a discreet side alley provides access to the oil tank, while to the right, a private driveway offers parking for up to three small cars. To the rear, the outdoor space unfolds into a series of thoughtfully arranged areas. Stepping out from the conservatory to the left, you’ll find a small paved terrace — a true suntrap. This peaceful spot is enclosed by stone walls and bordered with carefully planted wildflowers. From the right-hand side of the conservatory, you enter a charming courtyard garden, which provides access to the wider garden and features a large gate leading back to the driveway. A characterful log store adds both practicality and rustic charm. Steps lead up from the courtyard to a tiered garden. The first level is perfectly positioned for a vegetable patch, benefiting from abundant sunlight throughout the day. Here, the historic outdoor WC has been thoughtfully repurposed as a useful storage shed. Continuing upwards, you’ll find a further shed and a lawned area that currently enjoys a natural, meadow-like feel, with wildflowers growing freely. From this elevated vantage point, the garden rewards you with beautiful views across the forest opposite and up towards Haytor.



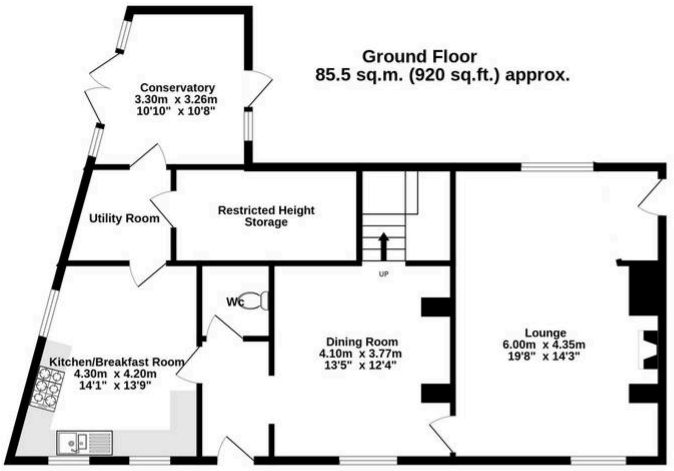


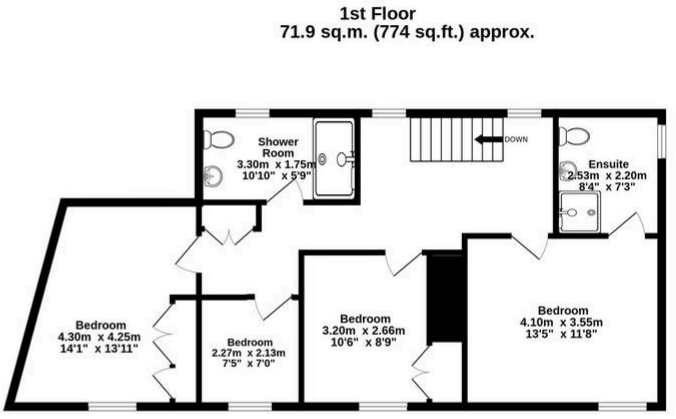
LOCATION:

This detached residence is ideally located on the edge of Liverton which is situated on the fringe of the Dartmoor National Park, it has a popular village pub and well stocked general stores & post office. The nearby moorland village of Ilslington 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.

Right from your doorstep, a network of countryside walks invites you to explore the surrounding landscape, with routes leading through rolling countryside and onto the open moorland beyond.

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TOTAL FLOOR AREA : 157.4 sq.m. (1694 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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