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*13 Market Street, Newton Abbot, Devon TQ12 2RL. Tel: 01626 353881*

*Email: newtonabbot@rendells.co.uk*

REF: DRN00248

**1 St Michaels Cottages, Ilsington,  
Newton Abbot, Devon. TQ13 9RJ**

A delightful 16th Century cottage in a Dartmoor village setting approximately two miles from Haytor Rocks, perfectly located to take advantage of the National Park countryside.



- \* Period Features \* Cottage Gardens \* Grade II\* Listed \* Wood Burning Stove \*
- \* Two Double Bedrooms \* Fitted Kitchen \* Modern Bathroom Suite
- \* Dartmoor National Park Location \* Easy Access to Countryside and High Moor \*
- \* Approximately Two Miles from the A38 \*

**GUIDE PRICE: £199,950 Freehold**

## **1 St Michaels Cottages, Ilsington, Dartmoor**

### **Situation:**

The cottage occupies a central location in the picturesque village of Ilsington, adjacent to the parish church and amongst similarly styled buildings, creating a very attractive scene.

Ilsington is a popular village on the eastern side of the Dartmoor National Park approximately 2 miles south of Haytor Rocks. The village has a good range of amenities including; a public house, primary school, village shop, country house hotel with restaurant and leisure facilities. The nearby country towns of Newton Abbot, Bovey Tracey and Ashburton all have excellent amenities for day to day living. Exeter and Plymouth are both within easy reach via the A38 dual carriageway, which is approximately two miles from the cottage.

For those seeking a Dartmoor retreat, 1 St Michaels Cottages is perfectly positioned. The countryside surrounding the village is particularly unspoiled and has access via a network of quiet country lanes and footpaths. The rugged uplands of Dartmoor are a short distance to the north and provide a lifetime of exploring.

### **Description:**

1 St Michaels Cottages is the end of a terrace of three cottages, created from the sub-division of the Church House sometime in the late 1930's. The building itself is documented as dating from the early 1500's. There are features in evidence in the cottages dating from this period. The building is listed Grade II\* of historic and architectural interest.

The interior provides a comfortable range of accommodation including a reception hall, sitting room with a fireplace and wood burner, kitchen, two double bedrooms, bathroom and a utility room / store. Outside, at the front of the house is an cottage garden, which faces west, ensuring afternoon sun.

### **Directions:**

From the A38 at Drumbridges; leave the dual carriageway signposted to Liverton and Ilsington. After a short distance turn right onto Old Liverton Road, continue through Liverton Village and up the hill into Ilsington. Follow the road to the right and turn left in the village centre, where St Michaels Cottages will be found on the left, in front of the church. Number 1 is the end cottage on the left.

**Draft particulars, subject to the vendors' approval.**

### **The Accommodation Comprises:**

#### **Reception Hall:**

Gothic arch entrance door. Turning staircase to the first floor accommodation, with a storage area below. Exposed timbers, door to the sitting room.

#### **Sitting Room / Dining Room: 19'10" x 10' (6.05m x 3.05m)**

Window to the front elevation, with an oak window seat below. Exposed ceiling timbers and chamfered beams. Window to the rear elevation overlooking the church. Stone fireplace with an oak lintel and housing a wood burning stove. Arch to the kitchen.

#### **Kitchen: 11'3" x 7'6" (3.43m x 2.29m)**

Country style fittings containing cupboards and drawers. Fitted shelving. Pine work tops. Sink and drainer. Quarry tile floor. Window to the rear elevation. Spot light rail. Extractor fan.

#### **Landing:**

Hatch to the roof void, doors to bedrooms and bathroom.

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### **Bedroom 1: 14'7" x 8'10" (4.44m x 2.69m)**

Casement windows to the front elevation, both with stone reveals. Exposed ceiling joists and roof timbers.

### **Bedroom 2: 10' x 9'9" (3.05m x 2.97m)**

Casement window to the rear elevation with views over the church. Window seat below. Recess to the right of the chimney breast providing space for a wardrobe.

### **Bathroom: 8' x 6'9" (2.44m x 2.06m)**

Corner bath with a mixer tap shower fitting and an electric shower above. Pedestal wash basin. WC and bidet. Casement window with a deep sill. Airing cupboard housing the hot water tank and linen shelving.

### **Outside:**

At the front of the cottage is an enclosed cottage style garden including a central lawn edged by shrub borders. Paved area for standing pots.

Access to the **Utility Room / Store: 7'x 6'4" (2.13m x 1.93m)**. Light and power, plumbing for a washing machine. Useful store space for bicycles etc.

### **General Remarks:**

**Tenure:** Freehold

**Viewing:** Strictly by appointment with Rendells; 01626 353881 or 01647 432277  
sales@rendells.co.uk or dartmoor@rendells.co.uk

**Local Authority:** Teignbridge District Council. [www.teignbridge.gov.uk](http://www.teignbridge.gov.uk). 01626 361101.

**Local Planning Authority:** Dartmoor National Park Authority: [www.dartmoor-npa.gov.uk](http://www.dartmoor-npa.gov.uk).  
01626 832093

**Council Tax Band:** D

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**Energy Performance Rating:** G

**Planning Matters:** The property is listed Grade II\*

# 1 St Michaels Cottages, Ilsington, Dartmoor



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### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### **DATA PROTECTION ACT 1998**

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