



**WOODS**  
DISTINCTIVE HOMES

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# Pigeon Cottage

## Ilington

### Devon

#### TQ13 9RE

A charming detached character cottage situated in a well regarded Dartmoor village.

Pigeon Cottage is reputed to have once been part of the complex of buildings belonging to Ilington Manor House and at some stage during its history, it is thought to have been used as a pigeon loft, hence its name. Over the years, it has been thoughtfully extended and improved to create an appealing individual home.

- Entrance Porch
  - Hall
- Living Room
- Kitchen/Diner
- Utility Room
  
- Three Bedrooms
- One En-Suite
- Double Glazing
- Oil Central Heating
  - Gardens
  - Log Cabin
- EPC Rating F



The cottage is approached over a private path and a stable door opens to the entrance porch. There is a hall with a window, some ceiling beams and a staircase to the first floor. The living room has dual aspect windows, ceiling beams, a feature fireplace with a multi-fuel stove, parquet flooring and a cupboard under the stairs. The kitchen/diner has a modern range of units including floor and wall cupboards, wooden worktops, a built-in electric oven, a four plate ceramic hob, a canopied filter hood and a fridge/freezer. In this room there are ceiling beams, two windows and a door to the rear garden. There is a utility room with a window, a w.c., hand wash basin and an oil fired boiler (installed June 2017). The third bedroom is a comfortable single room with dual aspect windows. On the first floor there is a landing leading to the two double bedrooms. The master bedroom is a dual aspect room with a rural outlook in one direction, a built-in cupboard and a corner recess with a shower. The second bedroom has two windows enjoying rural views and an en-suite bathroom with a modern white suite.

Outside, the delightful gardens are a particular attraction and extend around on three sides of the cottage, with the main area having a southerly aspect. They are partly lawned with a variety of flowers, shrubs and trees. There is also a vegetable patch, a patio area, a wooden garden shed and a greenhouse. The gardens also feature a sizeable log cabin, which is currently used as a study/family room and has windows, a wood burning stove, power, light and a telephone point. Adjoining the cabin is a store.

The property is in a tucked away position in the well regarded village of Ilsington, which lies within the Dartmoor National Park. Ilsington has a number of amenities including a primary school, a parish church and a pub. Also, there is The Ilsington Country House Hotel, which has a health club facility. Nearby is the dramatic landscape of the open moor, which is popular for walking and riding. The neighbouring town of Bovey Tracey has various shops, a bank, a library, doctors, dentists, veterinary surgeries and a choice of recreational facilities. At Heathfield, there is access to the A38 Devon Expressway, connecting to Exeter and the M5 motorway to the north and Plymouth to the south.

**SERVICES** Electricity, mains water, mains drainage. Oil CH.

**DIRECTIONS** From the A38 Devon Expressway, take the Drumbridges exit at Heathfield. At the roundabout take the signposted turning to Liverton. Turn first right into Old Liverton Road and follow the road through Old Liverton village, direct to Ilsington. On reaching the village, as the road bends around to the right, the entrance to Pigeon Cottage is on the left hand side next to the red telephone box, at the junction of the road to the primary school.





This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81 - 91) <b>B</b>		(81 - 91) <b>B</b>	
(69 - 80) <b>C</b>		(69 - 80) <b>C</b>	
(55 - 68) <b>D</b>		(55 - 68) <b>D</b>	
(39 - 54) <b>E</b>		(39 - 54) <b>E</b>	
(21 - 38) <b>F</b>	<b>35</b>	(21 - 38) <b>F</b>	<b>31</b>
	<b>39</b>		<b>28</b>

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