We’ve lived here for over 23 years so this is a big move for us, we really do love it here. We were drawn to it largely due to the wonderful location, sitting between the sea and the moors, we have the best of both worlds.
The entrance is from the courtyard side of the building. You enter into the hallway which gives access to three bedrooms, the family bathroom and the utility room which in turn, leads into the garage.

The hallway also has double doors out to the rear gardens. A staircase leads up to the first-floor landing. A door on the right goes into a spacious main bedroom with views over the garden. It has lots of space for wardrobes, and a lovely ensuite bathroom. To the left of the landing is the living room, which is a really impressive space with vaulted ceiling, exposed beams, wood burner, exposed stone walls, and windows giving views over the courtyard and rear garden.

A staircase to the side leads up to the kitchen dining space. The kitchen is fitted with a good number of cupboards and drawers and there is plenty of worktop surface. A velux window above the kitchen fills the space with lots of natural light and there is a further window to the front.
SELLER INSIGHT

Although we are classed as being in Ipplepen we are actually on the edge of Compton which is a quiet, semi-rural location with great links to Torbay, Newton Abbot, Totnes and beyond.

Bulleigh Barton is a small community of 7 properties set around a courtyard which gives peace of mind that someone is around should you decide to go away for any length of time. As well as a full-time home, it would be perfect as a ‘lock and leave’. We’ve got great neighbours and we occasionally have a get together in the courtyard, which has been lovely.

The properties here are all different in layout, we particularly liked The Willows because it has a good-sized level, and very private garden, we also liked the fact the living space is on the first floor where the character beams of the barn are on show, with vaulted ceilings etc.

This property suits those who love fresh air and the great outdoors. There are some lovely local walks, some with a pub on route. For golf lovers, Dainton is just a couple of minutes away, it’s a beautiful course which has a great social life and good food. For those who ride, there are a number of livery yards locally, the closest is just a five-minute walk.

We’ll be sad to leave Bulleigh Barton but it’s time for us to downsize and we’re not moving far, we hope that the new owner will enjoy everything that the property and local area offers as much as we’ve done over the years.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.
The garden is a great size, and nice and level. From the property, there is a lovely paved patio and a raised pond, the patio leads onto the very well-kept lawn which has a winding pathway leading through it to the second part of the garden.

There are many mature shrubs, bushes and plants, that really enhance the overall feel of the space, and ties in well with the countryside location.

At the end of the lawn area there is a second section of garden which is paved and is very private too. It would be perfect for a hot tub area and spot for a bbq as there is a large summer house which has power and light and additional shed storage.

Useful Info
Council Tax band: E
Council: Teignbridge District Council
Tenure: Freehold
Maintenance Charge: £500 per year which covers communal areas and PI insurance.
Living close to Ipplepen opens up village life with its wide range of activities such as two active churches, gardening clubs, WI, film club, am-dram, history group, art classes, community choir as well as several children’s clubs and sport clubs. There is an excellent doctors surgery, convenience store and post office as well as a popular pub and conservative club.

There is easy access to Totnes and Newton Abbot, both of which are 10 minutes or so by car. Totnes, is a very popular town with a range of independent shops and coffee shops, and walks along the river dart. Newton Abbot, has all the amenities you could need, with a range of supermarkets, doctors surgeries, community hospital, pubs and eateries.
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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

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The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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