



## Ideford

3x  2x 

ENERGY  
RATING  
E48

- Video Walk-through Available
- Charming Character Cottage
- 3 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Kitchen/Breakfast Room & Utility/WC
- Superb Generous Gardens
- Driveway & Double Garage
- Village Location
- Oil Central Heating & Double Glazing
- Viewings a Must!

**Guide Price:**  
**£595,000**  
FREEHOLD

# Apple Cottage, Fore Street, Ideford, TQ13 OBE



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

# Apple Cottage, Fore Street, Ideford, TQ13 OBE

A beautiful detached period cottage situated within the highly desirable village of Ideford. The property boasts an abundance of charm and character with beamed ceilings and inglenook fireplaces. The accommodation is spacious with oil-fired central heating and double glazing installed. Outside the cottage boasts a beautifully landscaped garden backing onto fields which is perfect for enjoying the tranquil village lifestyle either gardening, relaxing or entertaining. Internal viewings come highly recommended to appreciate the stunning location, character and gardens this delightful cottage offers.

Ideford is a highly sought-after and picturesque village which is surrounded by lovely rolling countryside. The village has a real community feel and local facilities include a popular Inn, village hall, St Mary's Church and a village green. The neighbouring village of Luton also has a popular pub and eatery, 'The Elizabethan Inn'. As well as the pretty and peaceful surroundings, the location offers quick access to major roads, with the A380 to Newton Abbot and Exeter under a mile away, and the A38 accessible around 3 miles away at Chudleigh. The coastal town of Teignmouth is just over 4 miles away.

## The Accommodation:

An open canopy porch with wooden part-glazed entrance door leads to the entrance hallway which has a beamed ceiling, tiled flooring, stairs to first floor and cupboard under. The sitting room has a uPVC double-glazed window to front with window seat and large stone Inglenook fireplace with wooden mantle and brick paved hearth with inset stove-effect fire, beamed ceiling and decorative window to kitchen. The dining room also has a window to front, beamed ceiling and stone fireplace with brick hearth and recess storage. The kitchen/breakfast room has a range of pine-fronted wall and base units with rolled edge work surfaces and tiled splashback with inset single drainer sink unit, built-in oven and hob, plumbing for dishwasher, beamed ceiling, tiled flooring, under stairs cupboard and two windows to the rear and door to the rear porch with part-glazed wooden door to outside and further door to a utility/cloakroom WC with low-level WC, pedestal wash basin, plumbing for washing machine, windows to side and rear, beamed ceiling and tiled flooring.

Upstairs on the first floor, the spacious landing is suitable as a study area with beamed ceiling and window to rear. Bedroom one has a window to front with window seat, fitted cupboard and an en-suite shower/wet room with walk-in shower cubicle with seat and dryer, low-level WC, pedestal wash basin, heated towel rail, tiled walls and window. Bedroom two has a window to front and bedroom three has a window to rear and built in storage. The bathroom has a panelled bath with shower over, screen and tiling to surround, low-level WC, pedestal wash

basin, part panelled walls to dado level and window.

## Outside:

'Apple Cottage' boasts a generous and beautiful landscaped garden backing onto fields which has been the subject of many years of love. There are areas of lawn with very well-stocked flower and shrub borders, pergola with gravelled seating area, mature trees, greenhouse, timber shed and vegetable plot. There is a versatile garden room off the side of the house with power, light, heating with uPVC double-glazed sliding patio doors and uPVC double-glazed window to rear.

## Parking:

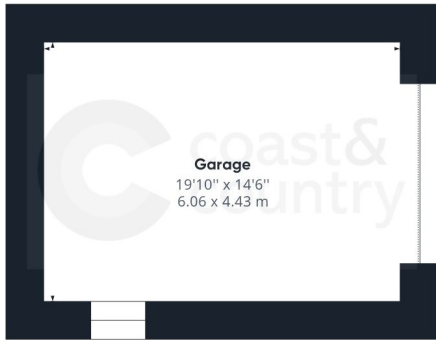
Outside there are wooden double gates with wisteria over and imprinted concrete drive providing ample off-road parking, leading to a detached garage with electric roller door.

## Directions:

From the A380, follow signs for Ideford and continue into the village. Carry on, passing The Royal Oak Inn on the left hand side and continue down the hill where Apple Cottage can be found on the right hand side.



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### Approximate total area

1683.93 ft<sup>2</sup>

156.44 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Agents Notes:

Council Tax: Currently Band E

Mains water. Mains drainage. Mains electricity. Oil fired central heating.

Tenure: Freehold

Floor Plans - For Illustrative Purposes Only

### Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.