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THE AWARD WINNING
ESTATE AGENTS

The Chestnuts, Bulleigh Barton Court
Freehold



The Chestnuts, Bulleigh Barton Court, Ipplepen, TQ12 5UA

Stunning Barn Conversion in Rural Development.

- Video Walk-Through Available
- Stunning Individual Barn Conversion
- 4 Bedrooms (Principal en-suite)
- 3 Separate Living Areas
- Spacious Reverse-Level Accommodation
- Integral Double Garage & Parking
- Beautiful Secluded Gardens
- Exclusive Courtyard Development
- Convenient Rural Location
- Early Viewings Recommended



With much style and character, this superb individual barn conversion offers extensive accommodation and a wonderful garden. Skilfully converted some years ago, the property forms part of an exclusive and highly-regarded courtyard development in a rural setting around 1.5 miles from the well-served village of Ipplepen.

An integral double garage with remote electric door and driveway in front provide off road parking. At the rear and adjacent to the living accommodation is a beautifully-tended and secluded level garden with a wide expanse of manicured lawn, paved terracing and inset planting with a few steps leading down to a further garden at a lower level at the side. Although offering a rural lifestyle, the property also offers an excellent position for easy access to the coast and Torbay, the ancient castle town of Totnes perched on the banks of the River Dart, famous for its bohemian atmosphere and the market town of Newton Abbot with its mainline railway station and excellent range of shops and amenities all approximately 5 or 6 miles' drive. The vibrant and well-served village of Ipplepen offers a pub, health centre, small supermarket and more. Within a stroll of the property is the highly-regarded gastro pub and bar, the Bickley Mill Inn. There are also some lovely country walks to hand, ideal for the dog owner.

a separate shower cabinet.

On the first floor, the extensive living space has much to offer. A double-aspect lounge with vaulted ceiling and exposed beams is well-lit by a picture window overlooking the courtyard and fully-glazed French doors, twin side-panels and fabulous multi-pane fan light over, flooding the room with light. There is a separate formal dining room with recessed cupboards which is partially open plan to the modern kitchen with extensive storage and range cooker which is partially open plan to a further sitting/living/dining area. This is a later addition to the property, again with a vaulted ceiling, with roof light and extensive glazing and two sets of French doors to the garden and also features a wood burning stove. There is a separate plumbed laundry room adjacent to the kitchen. Completing the picture is the spacious principal bedroom with fitted wardrobes and a large en-suite including a separate shower cabinet.

OUTSIDE

Wonderful enclosed and very secluded level garden with manicure lawns, paved terraces and inset planting. Timber summer house.

PARKING

Integral double garage with remote electric door and driveway approach.

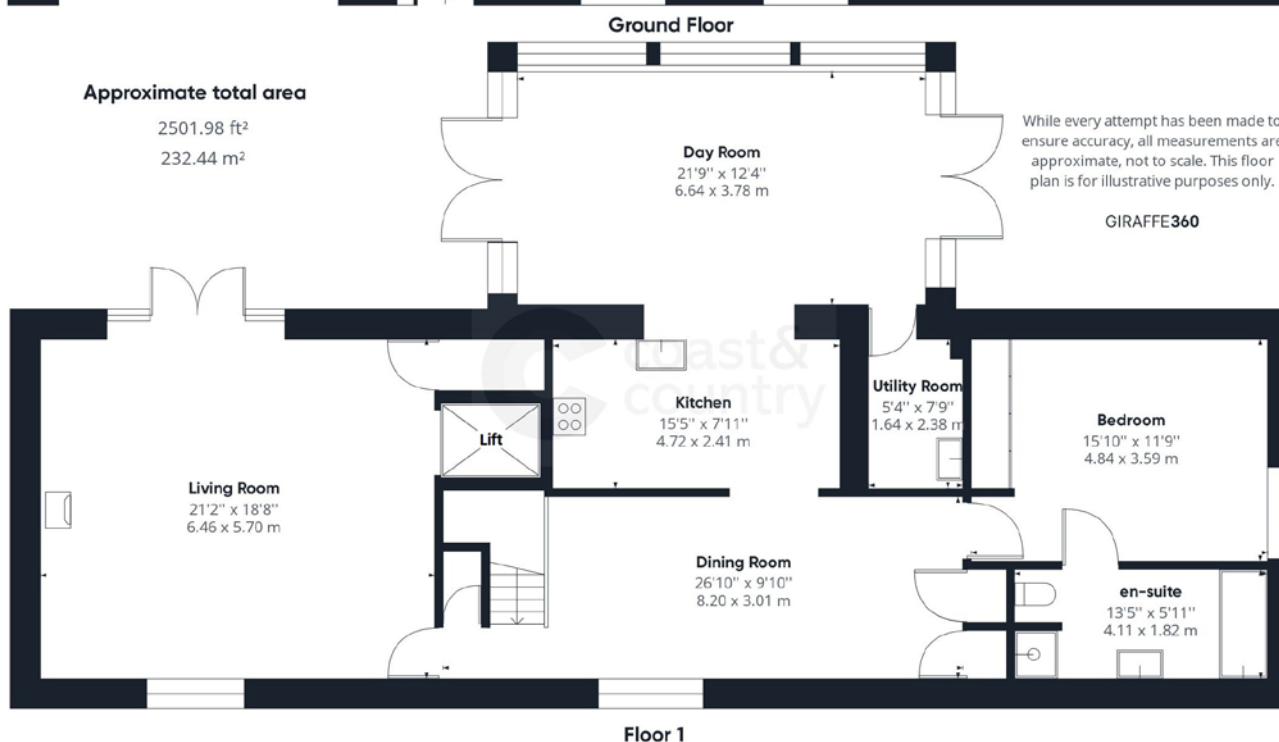
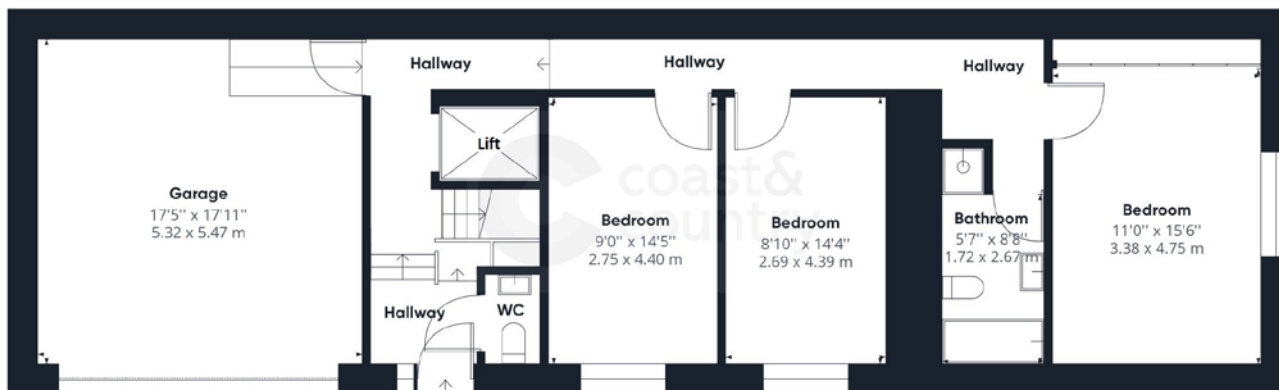
ACCOMMODATION

Stepping inside, the accommodation is of reverse-level design and over 2 floors, perfectly suiting the plot. At entry level, an L-shaped hallway has a lift and stairs to the first floor, a cloakroom with modern white suite of WC and basin off and an internal door to the double garage. Also at entry level are 3 double bedrooms, one of which is currently used as an office and a spacious family bathroom with 4-piece suite including



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.





AGENTS NOTES

Tenure: Freehold

Services and Charges:

Council Tax: Currently Band F

Mains water. Mains drainage. Mains electricity.

Oil fired central heating.

Service Charge: Currently £500 per annum. 2023-2024

Review Period: Annually in May.

Local Authority

Teignbridge District Council. Council Tax: Currently Band F

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From Newton Abbot, take the A381 Totnes Road towards Totnes. Just before reaching the village of Ipplepen, turn left just after the petrol station and Spar shop into Marldon Road, continuing into Gropers Lane. Follow this road for 1 mile and Bulleigh Barton Court can be found on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		