



Ipplepen

5x 1x

ENERGY RATING
E44

- Video Walk-through Available
- Link-Detached Former Farm House
- Beautifully Presented
- 5 Bedrooms
- 3 Reception Rooms
- Extensive Accommodation
- Secluded Walled Garden
- Desirable Central Village Location
- Oil-Fired Central Heating
- Early Viewing Recommended

Guide Price:
£570,000
FREEHOLD

Jaxon House, Fore Street, Ipplepen, Newton Abbot, TQ12 5RH



1000s of homes sold in Teignbridge

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

Jaxon House, Fore Street, Ipplepen, Newton Abbot, TQ12 5RH

A wonderful individual link-detached former farm house offering substantial accommodation in a central village location. With a lovely period feel, the property perfectly blends older features with modern benefits and has well-proportioned, light-filled rooms. At the rear, a beautiful level walled garden features an open-sided barn-style store and is mainly laid to well-tended lawn with paved terrace areas all enjoying an excellent level of privacy and seclusion.

Ipplepen is a particularly sought-after village located approximately 4 miles from the market town of Newton Abbot and 5 miles from the ancient town of Totnes, located on the banks of the River Dart and famous for its bohemian atmosphere. The village supports a vibrant and active lifestyle choice with many clubs and societies and offers a wide range of excellent amenities within a short stroll, including the Wellington Inn, a primary school, St Andrews' Church, Co-op supermarket, village hall, health centre and play park with adjacent sports field, tennis courts and bowling club/green.

The Accommodation:

Stepping inside, the accommodation is smartly-presented, the front door opening to an impressive hallway running through the middle of the property to the rear with glazing overlooking the rear garden and providing plenty of light. There are 3 separate reception rooms, 2 overlooking the front with window seats and shutters and one with French doors to the rear garden. A superb kitchen is fitted with an extensive range of modern yet in keeping cabinets including a corner larder unit and fashionable island with breakfast bar, selection of integrated appliances and with solid surface counters adding to the high-end feel. On the first floor a particularly spacious part-galleried landing provides access to four good-sized bedrooms, a family bathroom with in keeping suite of roll top bath and separate shower cabinet and a separate WC. On the second floor is the fifth double bedroom.

Outside:

At the rear is a wonderful level walled garden with side access which offers an excellent level of privacy and mainly laid to lawn with paved terraces. In one corner is an open-fronted barn-style store.

Parking:

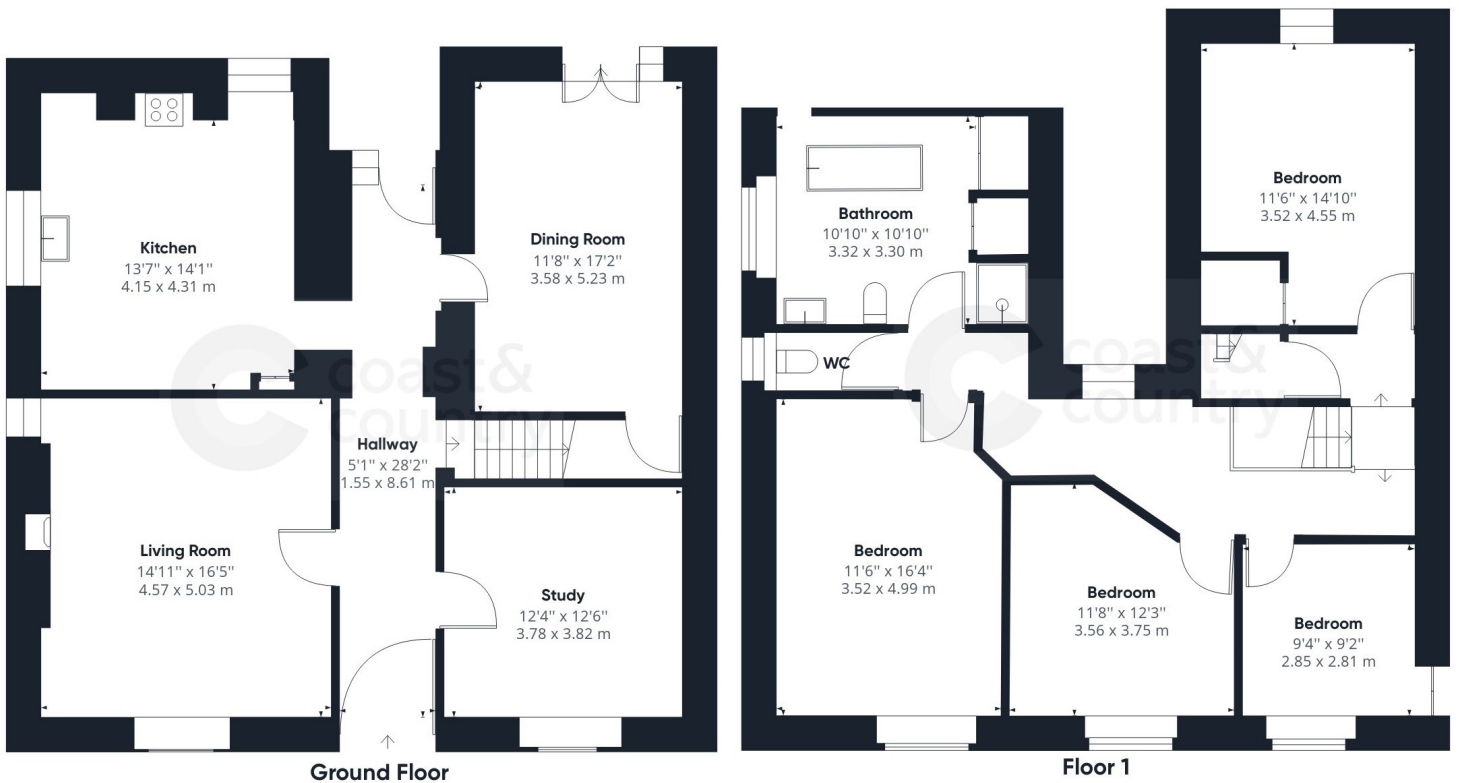
This property has no off-road parking of its own. On street parking is available nearby.

Directions:

From Newton Abbot take the Totnes Road towards Ipplepen. After the Texaco Garage on the left, turn right into Ipplepen (Foredown Road) and follow the main street through the village. Carry straight on past the war memorial on your right. The property can be found just after the Coop, on the right hand side.



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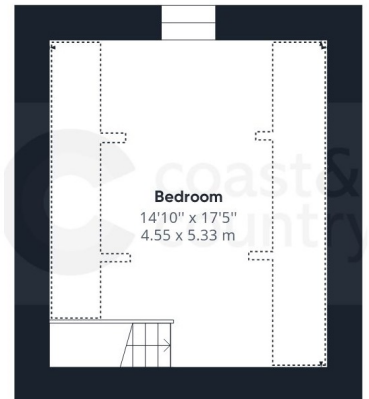
Approximate total area

2207.25 ft²

205.06 m²

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 F

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 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.