



Ipplepen

5x 2x

ENERGY RATING
N/R

- Video Walk-through Available
- Beautiful Detached Period Property
- 5 Bedrooms (Principle en-suite)
- Grade II Listed & Full of Character
- Walled 1/3 Acre Level Plot
- 3 Reception Rooms
- Immaculately Presented Throughout
- Highly-Regarded Village Location
- Private Driveway Parking & Double Garage
- Outbuilding with Planning Permission

Guide Price:
£775,000
FREEHOLD



A Beautiful period house with wonderful garden in the heart of a desirable village.

An outstanding period house thought to have origins dating back approximately 600 years, conveniently situated in the heart of the highly-regarded and well-served village of Ipplepen. Undoubtedly one of the village's most important period properties, the Grade II Listed house sits on an impressive plot, which is predominantly level and fully enclosed by ancient stone walls. The wide expanse of well-kept lawn is big enough for a large garden party and a paved terrace adjoining the rear provides excellent external family and entertaining spaces. To one side, a private driveway provides plenty of parking and access to a barn-style double garage. There is also a stone built store which has planning permission for conversion to ancillary accommodation dated 18/Nov/22. Teignbridge Council Planning ref 22/00902/LBC.

Ipplepen is a lovely working village, which offers a vibrant, active community with many clubs and societies. Within an easy walk is a small supermarket, church, well-respected public house/restaurant, park, health centre and primary school. The market town of Newton Abbot is conveniently located approximately four miles away, with its mainline rail link to London and excellent selection of shops, communication links and other amenities. The ancient castle town of Totnes is just five miles distance, it sits on the banks of the River Dart and has a famously bohemian atmosphere along with many unique shops. This location also offers easy access to Torbay, where you can find Torquay's chic marina, fabulous coastline, Brixham's working harbour, Torbay hospital and all the other benefits of the English Riviera.

The Accommodation:

Stepping inside, the beautifully-presented accommodation is full of light and seamlessly blends modern convenience with character features including: decorative plasterwork in the principal bedroom commemorating King William III of England, Inglenook fireplaces fitted with log-effect gas stoves, beamed ceilings and a window seat. The living space is flexible with separate lounge and dining room and a third reception currently provides a sitting/breakfast room. The kitchen is well fitted with plenty of work space and integrated appliances and has double-aspect windows providing plenty of light. There is also a generously sized utility room with handy WC off, and doors opening to both the rear garden and the driveway.

On the first floor, a long landing with deep-silled window provides access to 5 bedrooms, one currently used as a study, and an up-to-the-minute family bathroom. This has a contemporary white suite comprising a bath and separate shower

cabinet. The principal bedroom has a lobby area with fitted cupboard and a spacious, recently re-fitted en-suite shower room with vanity basin and WC.

Outside:

The property occupies a generous plot extending to in excess of one third of an acre which wraps around the rear and one side of the house. The gardens include two large expanses of level lawn with inset decorative planting. Adjoining the house there is a paved terrace which is ideal for alfresco dining.

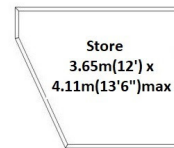
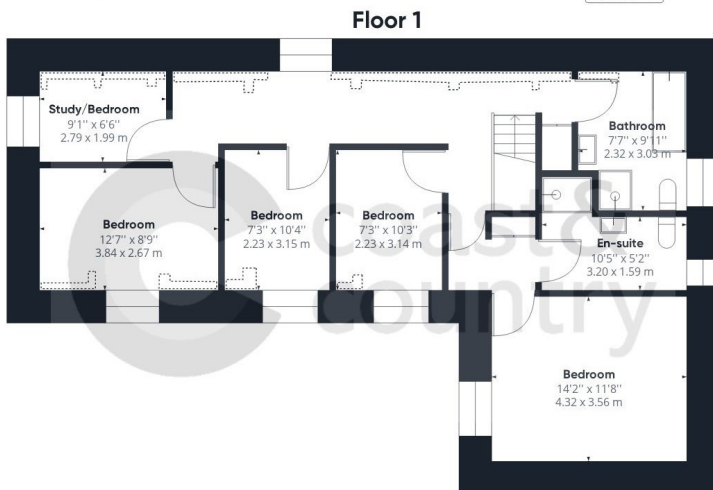
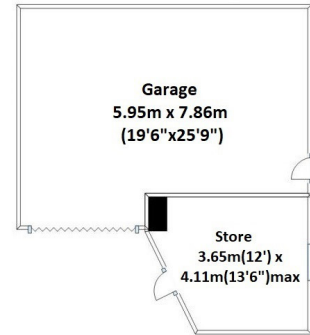
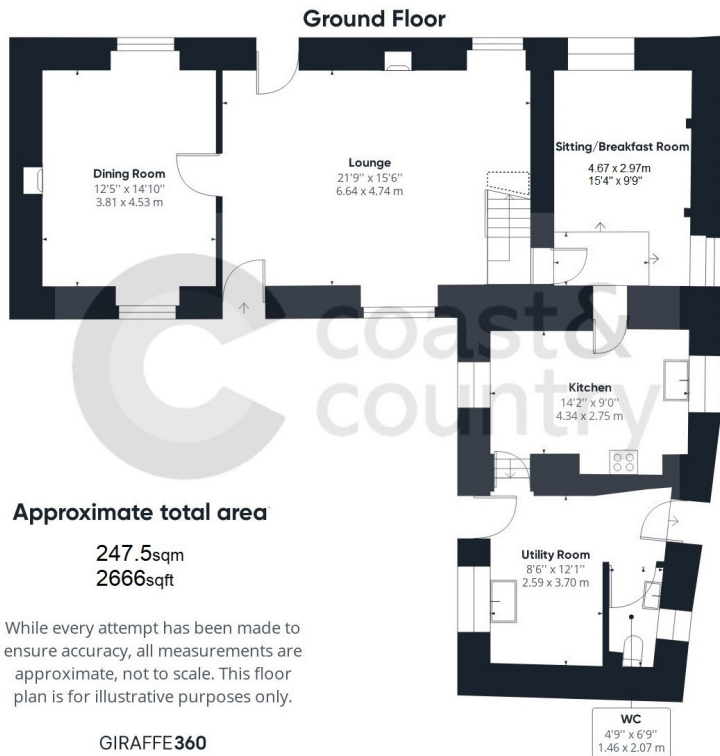
Parking:

Private driveway to one side providing ample off-road parking. Double garage situated at the end of the driveway.

Store:

Currently providing useful storage with planning permission for conversion.





Agents Notes:

Council Tax: Currently Band F

Tenure: Freehold

Grade II Listed

Mains gas. Mains electricity. Mains drainage. Mains water.

Energy Performance Certificate:

This property is exempt from EPC requirements as it is Grade II Listed.

Floor Plans - For Illustrative Purposes Only

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.