

4 The Glebe, Ipplepen, Newton Abbot, TQ12 5TQ

A wonderful detached house in an exclusive cul-de-sac within a desirable village.

- Spacious Detached House
- 5 Bedrooms (1 en-suite)
- Lounge, Dining Room and Kitchen
- Study and Laundry Room
- Double Garage and Driveway
- Front and Rear Gardens
- Exclusive Cul-de-sac Position
- Sought-After Village
- For Sale for the First Time Since New
- Early Viewings Recommended

On the market for the first time since new in the late 1980s, the property comprises some 185sqm / 2000sqft and occupies a lovely plot well set back from the road with double width driveway and integral double garage providing plenty of parking. The rear garden is a lovely feature of the home, being level and secluded with neatly tended lawn, raised deck, paved patio and gravelled area. Fully enclosed at the rear boundary by an ancient stone wall, the rear facing rooms and garden enjoy some lovely views over adjoining fields and onto rolling hillsides and woodland.

The Glebe is widely considered by locals and property professionals alike to be one of the area's premier addresses and is made up of just six similar sized and aged detached homes with their own individual design features and is located on the favoured western side of the village. Ipplepen supports a particularly vibrant and active lifestyle opportunity for locals with multiple clubs and societies and regular shows and events at the village hall. Within half a mile or so is Orley Common, ideal for dog walks and horse riding. Within a stone's throw or a short stroll is the local park, bowls club, sports field, well attended historical church, primary school, popular local inn/restaurant, health centre, small supermarket and more. In addition, just over a mile away is Dainton Golf course with its gym, restaurant, driving range and 18-hole course, and Fermoy's garden centre with award winning butchers and café. Ipplepen is located around 5 miles from the historic town of Totnes set on the banks of the River Dart and famous for its bohemian atmosphere, and around 4 miles from the market town of Newton Abbot, famous for its race course. Both towns have mainline railway stations and excellent business, leisure, educational and shopping facilities.

ACCOMMODATION

Stepping inside, the accommodation is laid out over two floors, immaculately presented throughout and flows beautifully. A vestibule leads through to a good-sized reception hallway with turning staircase to the first floor and guest cloaks with WC and basin off. The light and airy lounge is double-aspect and has an open fireplace. A dining room has a door to the rear garden whilst a separate study overlooks the front. Again, light and airy with double-aspect windows is an L-shaped kitchen/breakfast room with comprehensive range of cabinets and roll edge work surfaces. A separate plumbed laundry room provides access to the integral garage and has a door to the rear garden.

On the first floor a part galleried landing provides access to five bedrooms, one of which is currently used as a second study. The principal bedroom has an en-suite bathroom and completing the picture is a family shower room.

OUTSIDE

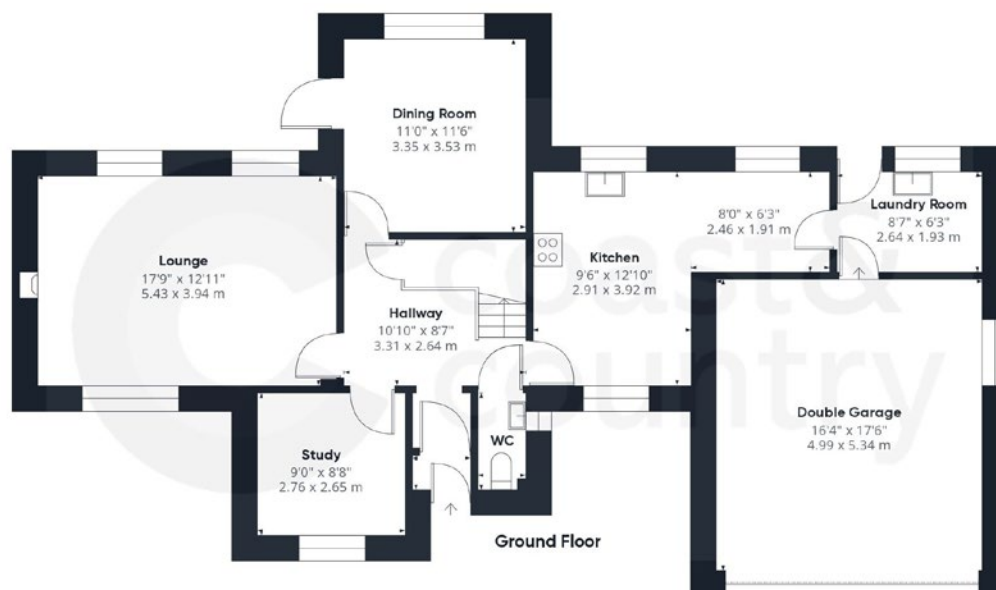
Lovely level plot with secluded well-kept and fully enclosed rear garden.

PARKING

Integral double garage and double-width driveway approach.

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.





Approximate total area

1989.6 ft²

184.84 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council- Currently Band F

Services

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

Viewings

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

DIRECTIONS

From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right into the village (Foredown Road) and follow the road straight through the village. As you reach the village hall follow the road around to the right (signposted Torbryan), past the church. The Glebe is the first turning on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		