



## Ipplepen

3x  1x 

ENERGY  
RATING  
D59

- Video Walk-through Available
- Charming Semi-Attached Character Cottage
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- First Floor Bathroom/WC
- Additional WC on Ground Floor
- Cottage Garden with Summerhouse
- Spacious Extended Accommodation
- Village Location

**Guide Price:**  
**£325,000**  
FREEHOLD

# Thimble Cottage, Dornafeld Road, Ipplepen, TQ12 5SG



1000s of homes sold in Teignbridge

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

# Thimble Cottage, Dornafield Road, Ipplepen, TQ12 5SG

A delightful semi attached cottage remodelled and extended in the past to now provide an attractive village home.

Situated in the heart of the well served and desirable Ipplepen the cottage is virtually on the level for a wide range of local amenities.

Seamlessly teaming modern benefits such as gas central heating and mainly replacement yet in-keeping double-glazed windows with individual character features such as brace and latch internal doors, the cottage has a lovely privately enclosed garden with summerhouse and plenty of space to sit out and entertain.

Ipplepen is located around 4 miles from the market town of Newton Abbot and around 5 miles from the historic town of Totnes situated on the banks of the River Dart and famous for its laid-back culture. The village offers an impressive range of facilities such as a modern health centre, ancient church, primary school, pub/ restaurant, coffee shop and small supermarket. In addition, a vibrant lifestyle is on offer with many clubs and societies.

## The Accommodation:

Stepping inside the accommodation has a lovely feel, flows well and has plenty of natural light. The front door opens to a small hall with stairs to the first floor and a door into the dining room which overlooks the front. A cosy separate double-aspect sitting room has French doors to the garden. At the rear is the modern fitted kitchen with tiled floor and built in double oven and hob. Off the kitchen is a long passageway with roof light and stable door to the garden, off which is a useful ground floor WC with space and plumbing for a washing machine.

On the first floor there are three bedrooms, the principal with a walk-in wardrobe and a smart modern bathroom with shower ended bath.

## Gardens:

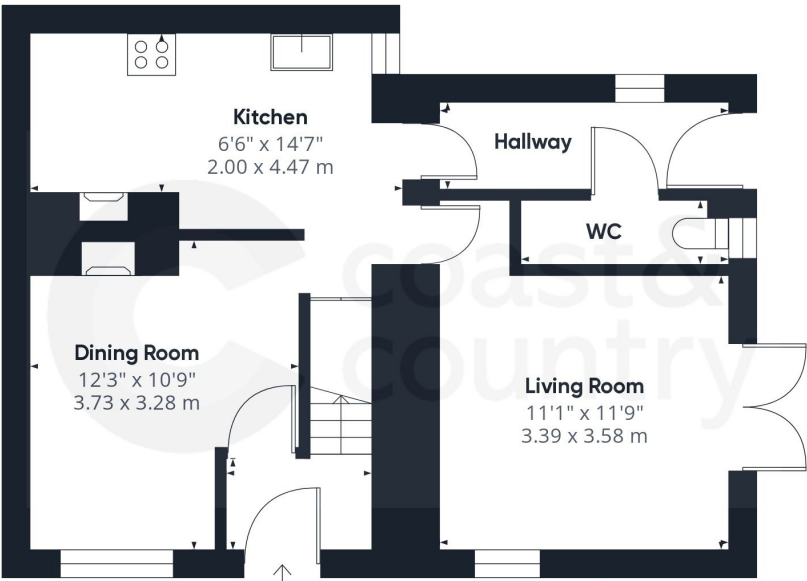
Delightful, privately and fully enclosed cottage-style garden with summerhouse.

## Directions:

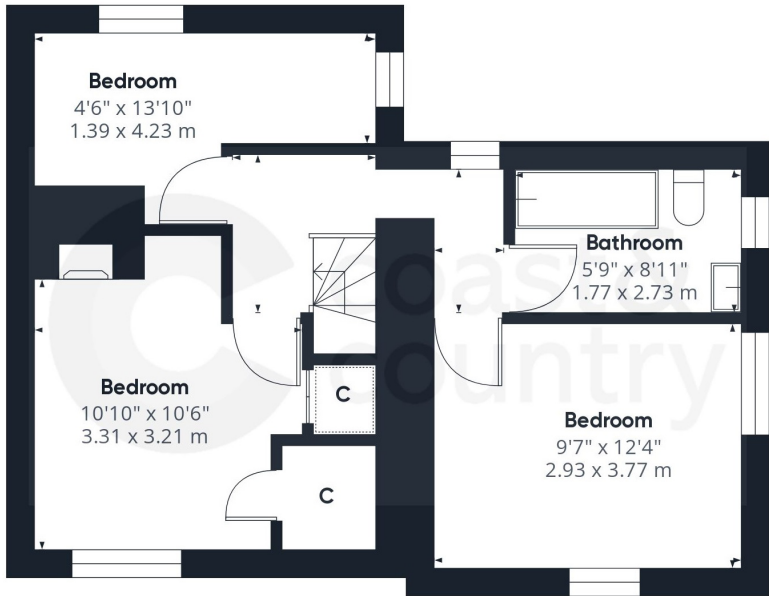
From Newton abbot take the A381 towards Totnes. After the petrol Station and Spar shop on the left just before Ipplepen take the main turning into the village. Follow the road and take the second right into Dornafield Road and Thimble Cottage can be found on the left.



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Ground Floor



Floor 1

**Approximate total area**

911.5 ft<sup>2</sup>  
84.68 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band B  
Tenure: Freehold  
Mains water. Mains drainage. Mains gas. Mains electricity.  
Electricity currently on a key meter.  
The sale of this property is subject to a grant of probate.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	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.