



## Ipplepen

3x  2x 

ENERGY  
RATING  
E52

- Video Walk-through Available
- Detached Timber Bungalow
- 3 Bedrooms (1 en-suite)
- Open Plan Living Space
- Separate Utility and Study

- 9 Acre Plot
- Stables and Outbuildings
- Rural Position
- Rare Opportunity
- Viewings Strictly By Appointment

**Guide Price:**  
**£695,000**  
FREEHOLD

# Bulleigh Meadows, Ipplepen, Newton Abbot, TQ12 5UA - Draft



1000s of homes sold in Teignbridge

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

# Bulleigh Meadows, Ipplepen, Newton Abbot, TQ12 5UA

A superb detached modern timber bungalow in a private and secluded setting with outbuildings and stables which sits in around 9 acres of land. Accessed over a private driveway providing extensive parking, the property will sure to be of interest to the equestrian enthusiast with the area being popular for such activities with riding in the country lanes and bridlepaths nearby.

Whilst set amongst countryside in a semi-rural position, the property is convenient for many locations, with the towns of Paignton, Torquay, Totnes and Newton Abbot all within around five miles or less. The popular village of Ipplepen with its vibrant community and excellent range of amenities is around two miles' drive.

## The Accommodation:

The property offers style and space as well as plenty of natural light with an adjoining decked terrace with hot tub providing an excellent outdoor entertainment area. An L-shaped reception hallway has fitted storage cupboards and provides access to all rooms. The main living area is triple-aspect with a wood burner and vaulted ceiling and has doors to the deck and plenty of space for both sitting and dining furniture. The well-equipped fitted kitchen is partly open plan to the living room with a selection of cabinets in a U shape and a range cooker. There is separate plumbed utility room and also a store room with window which could provide a study. There are three bedrooms, the principal with a spacious en-suite shower room and, completing the picture, is a family bathroom with spa bath and separate shower cabinet.

## Parking:

Extensive parking.

## Outside:

Outbuildings - Timber clad barn with 4 internal loose boxes, tack room, and store. Additional stable block with a further 3 loose boxes.

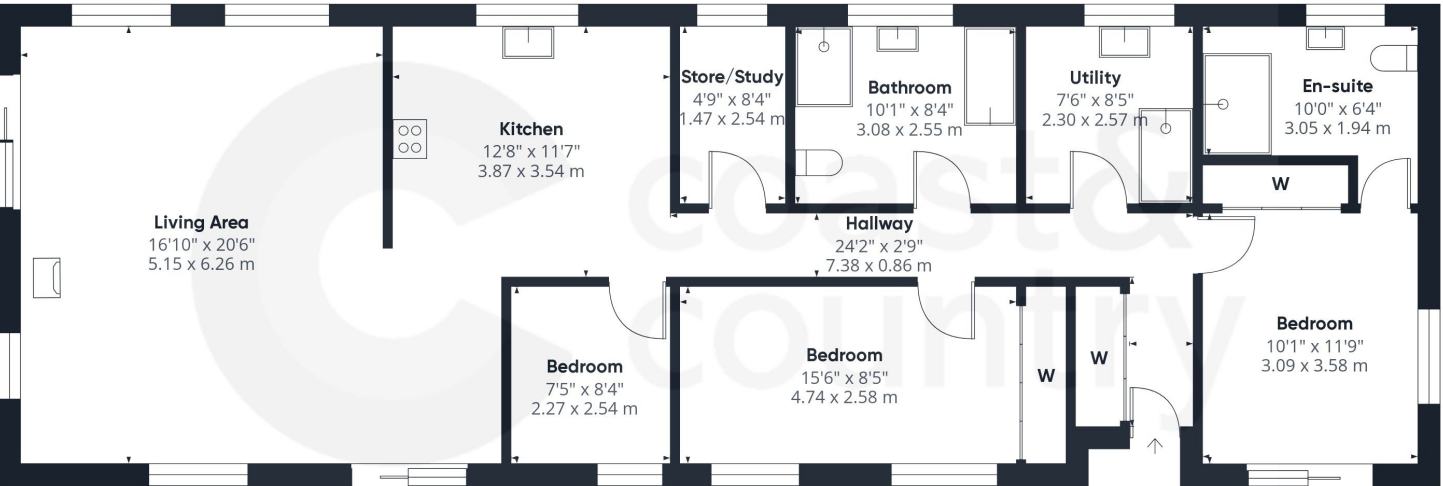
Land - Extending to around 9 acres with mature hedged boundaries mainly laid to pasture and affording a great level privacy.

## Directions:

From Newton Abbot take the A381 towards Totnes for around 4 miles. Just after the petrol station and spar shop turn left towards Compton and follow the road for around a mile and the entrance to the property will be found on the left just before the road spits.



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**Approximate total area**

1255.5 ft<sup>2</sup>  
116.64 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 A  
Tenure: Freehold  
Mains water. Mains electricity. Private drainage. LPG used to fuel the cooker. Electric heating.  
The currently owners use Airband broadband.  
This property is of timber construction and is unlikely to be mortgageable.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 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.