





Broad Metland, Wrigwell Lane, Ipplepen, TQ12 5UB

A wonderful country house with land, outbuildings and a stunning detached holiday let.

- Video Walk-Through Available
- Substantial 4 Bedroom House
- Large Living Room
- Show-Stopping Kitchen/Breakfast Room
- Utility Room and Study
- 2.75 Acre Plot with Paddock, Orchard and Gardens
- Semi-Rural Location
- Extensive Off Road Parking
- Detached Holiday Let in Grounds
- Rare Opportunity

Superbly positioned amongst countryside, the property stands on a secluded and private plot extending to around 2.75 acres with lovely level lawned formal gardens, orchard and 1.4-acre paddock. Within the grounds are three substantial barns providing excellent storage space.

Offering the best of both worlds, Broad Metland sits in a semi-rural setting whilst being only around a mile from the centre of the highly popular and vibrant village of Ipplepen, which has an excellent range of local amenities including: a small supermarket, ancient church, well-regarded public house / restaurant, primary school, health centre, and sports facilities. The village offers an active lifestyle opportunity with many clubs and societies. Also, within around a five-mile drive are both the market town of Newton Abbot and the historical town of Totnes, each with mainline railway stations and excellent shopping and educational facilities. Torbay hospital in Torquay is also a similar distance.

Although the property is semi-detached, it does have the feel of a detached home and offers a high level of privacy. The accommodation is beautifully presented with well-proportioned rooms and plenty of natural light. Character features seamlessly blend with modern benefits. The ground floor includes a show-stopping kitchen with selection of up to the minute kitchen cabinets and an AGA with a feature oak frame and glass breakfast area opening to the gardens. There is a double-aspect living room with wood burner and patio doors to a covered terrace, and also a separate study.

On the first floor are four well-proportioned bedrooms and a first-class family bathroom.

Set away from the house is a detached single-story high-quality holiday let skilfully created from the conversion of a stone barn over recent years and providing an excellent income opportunity.

GARDENS AND GROUNDS

2.75 Acre plot with paddock, orchard and formal gardens all privately enclosed.

PARKING

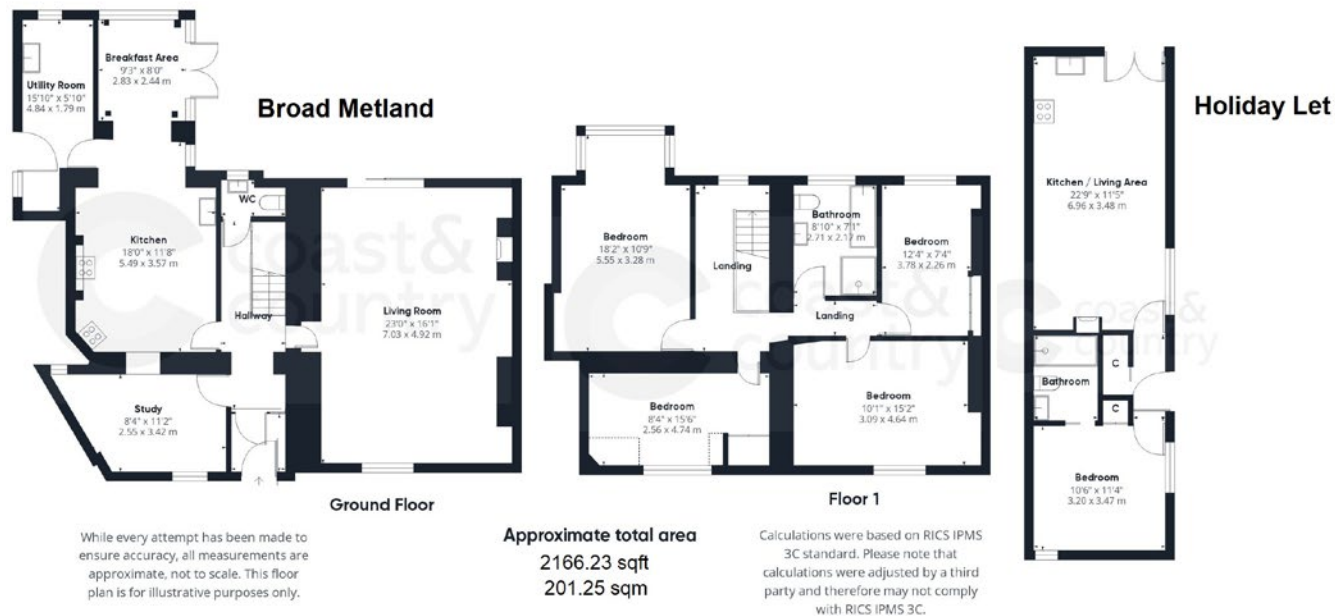
Gated private driveway with extensive parking for multiple vehicles and covered parking within the larger of the barns.

SERVICES

Owned solar panels with feed-in tariff. Oil-fired central heating. Electric underfloor heating in the kitchen. Mains water. Mains electricity. Private drainage – main house shared with next door. Holiday let – private drainage.

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.





AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council
 Council Tax: Currently Band E

Viewings

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

DIRECTIONS

From Newton Abbot take the A381 towards Totnes. After approximately 4 miles continue past the first turning for Ipplepen on the right and then take the next left hand turn at the Milk Shed and then immediately right for Wrigwell. The property can be found around half mile along on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		