



Bulleigh Barton, Ipplepen

4x  2x 

ENERGY RATING
E51

- Video Walk-through Available
- Partially Attached Family Home
- 4 Bedrooms (1 en-suite)
- Lounge & Conservatory
- Farmhouse-style Kitchen/Diner
- Double Garage & Off Road Parking
- Generous Gardens
- Semi-Rural Location
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Guide Price:
£625,000

FREEHOLD

1 Bulleigh Barton Cottages, Ipplepen, Newton Abbot, TQ12 5UA



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With plenty of charm and character, this wonderful individual family home, which is partially attached to its neighbour, offers a lovely semi-rural accessible location.

Occupying a plot extending to just under half an acre, the property has lovely formal gardens and a small meadow with a vegetable plot and greenhouse adding a touch of the good life. In the garden is a wonderful Scandinavian-style lodge with indoor barbecue and integrated seating. Parking is provided by way of a wide gravel driveway for a number of vehicles and there is also an attached barn-style double garage with a single door and space for two cars.

Bulleigh Barton is located approximately 1.5 miles from the vibrant village of Ipplepen, which offers amenities to include a small supermarket, health centre, church, primary school and public house. Within a stroll is the Gastro pub The Bickley Mill Inn, whilst within 5 or 6 miles are the ancient town of Totnes perched on the banks at the river Dart, the coast at Torbay, and the popular market town of Newton Abbot with its main line railway station and quaint blend of long-term long, longest establish independent traders and high street brands.

The Accommodation:

Stepping inside, the accommodation has plenty of storage on both the ground and first floors with cupboards and a small boot room which has wall-mounted shower ideal for washing the dog. The living space is accessed off the hallway with tiled floor and this includes a cosy, double-aspect sitting room with woodburning stove and stairs to the first floor, and a delightful double-glazed conservatory with French doors opening to and overlooking the adjacent garden, a radiator allowing for year-round use. Also off the hallway is a useful ground floor WC. The real hub of the house is the fabulous farmhouse-style kitchen/diner with plenty of cupboards and drawers attached and a touch of quality by way of solid surface granite countertops. There is a heritage style range (similar to an aga) which is oil fired and is only used for cooking with two hot plates and three ovens, rather than firing the central heating system and hot water system, making it far more controllable than an aga.

On the first floor, there are four bedrooms and a smart modern family bathroom with white suite. The principal bedroom is a real feature of the house with balcony overlooking the gardens and onto countryside and an up to the minute en-suite

shower room/WC with mirror panelling adding a touch of glamour.

Outside:

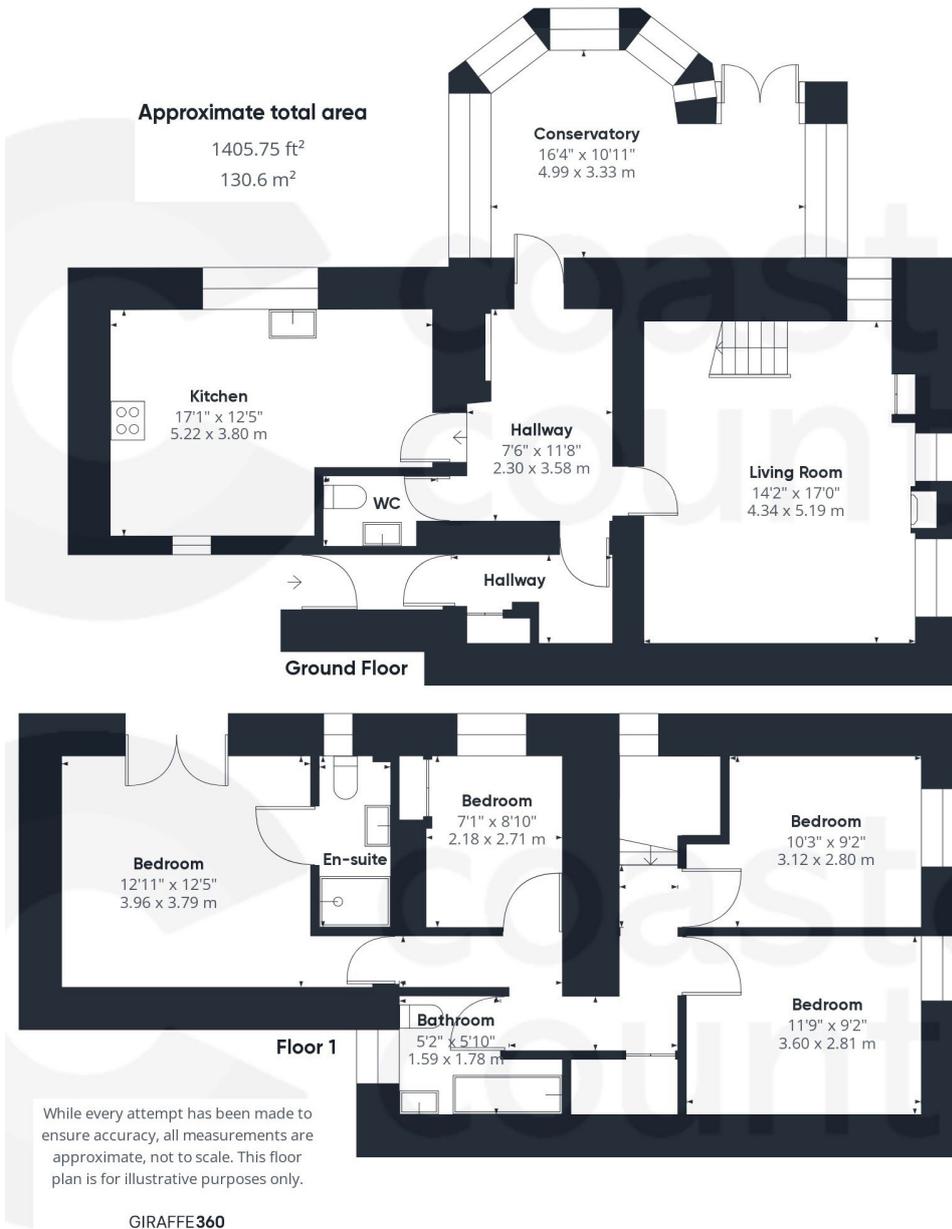
Fully enclosed plot with a small meadow adjacent to the formal gardens which can also be accessed through a five-bar gate, ideal for a ride on mower. Vegetable garden, lawns and three areas of paving ideal for alfresco dining and entertaining. Scandinavian-style lodge. Modern greenhouse.

Parking:

Attached barn-style double garage (single garage door) for 2 vehicles. Gravelled driveway for multiple vehicles.



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Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Oil-fired central heating.

The property is situated on private road and occasional contributions towards maintenance may be necessary.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 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.