



Kiln Orchard, Beech Trees Lane
Ipplepen, Newton Abbot, Devon, TQ12 5TW

Kiln Orchard

Sitting in an elevated position with commanding views over the neighbouring countryside is this striking and substantial contemporary house sitting within 6 acres of landscaped grounds offering superb open plan living.

ACCOMMODATION

Ground floor

Office, cloakroom, games room, open plan sitting/dining/kitchen, utility room, shower room, gym, boot room, store

First floor

Landing, bedroom 1 with dressing room and en-suite, bedroom 2, bedroom 3, bedroom 4 with en-suite, family bathroom, bedroom 5

Outside

Landscaped gardens, extensive patio 6 acres to include paddock, orchard and woodland

Mileage

Totnes 5 miles Exeter 18 miles

Plymouth 28 miles (approximately)

Totnes Office

01803 847979

totnes@marchandpetit.co.uk







KEY FEATURES

NO CHAIN

Impressive contemporary family home

Flowing open plan living space

Landscaped gardens

Approx 6 acres in total

Outstanding countryside views

High specification

5 bedrooms, dressing room to master suite





DESCRIPTION

Sitting in an elevated position enjoying outstanding panoramic views over the neighbouring countryside is this striking contemporary country house which has been designed to offer superb lateral living. Kiln Orchard offers wonderful open plan free flowing accommodation superb for entertaining but also offering great flexibility for family living.

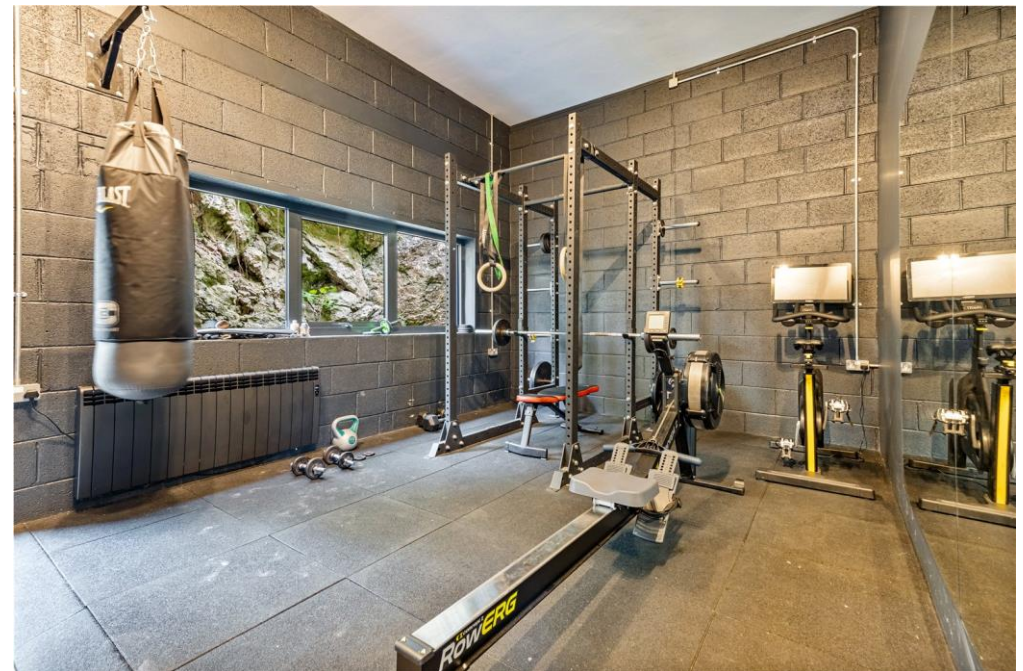
Upon entering the house into the open plan kitchen / dining / sitting room you are taken with the sheer volume and space of this wonderful 46ft room and its interaction with the outdoors and the superb views. The Kitchen is fully fitted with a large central Island with ample work space as well as space for a large dining room table. Off the Kitchen is a generous utility room with a heated drying room, shower room and a boot room, perfect for coming in with the dog. The double garage has been divided to provide a gym with excellent head height and further storage to the front section. Back in the main living area is a cosy sitting area cantered around the exposed brick work of the original kiln complete with a wood burner. Steps up lead to a study / office are with a guest WC. At the end of the house is a lovely family / games room with a double aspect enjoying further views over the countryside. Upstairs are four double bedrooms with the principle suite having an ensuite shower and dressing room. Bedroom five could be incorporated into the main bedroom if required and is currently accessed from separate stairs from the utility room.

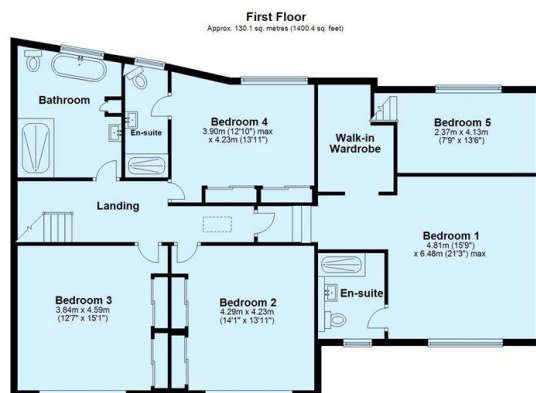
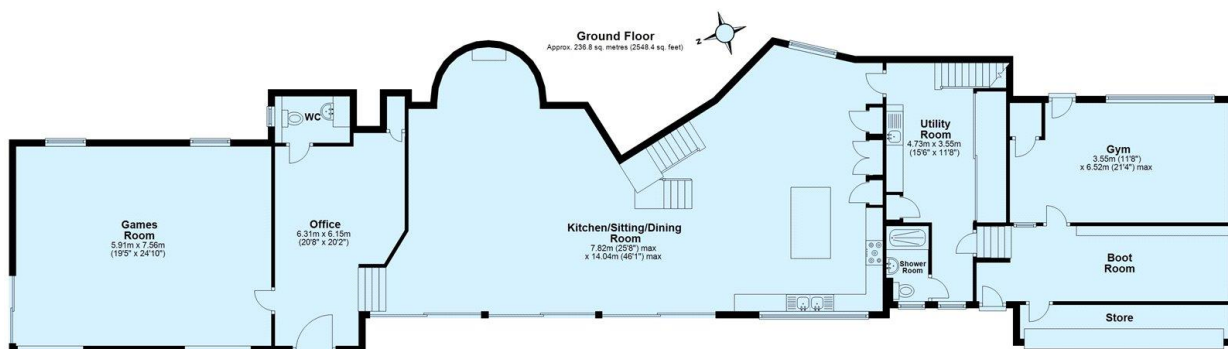
Outside Kiln Orchard enjoys wonderful grounds including an extensive patio area, Orchards, paddock and woodland all approaching six acres.

Services: Mains electric, water and drainage. Oil fired central heating and underfloor heating throughout.

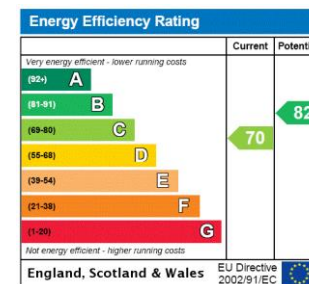
SITUATION

The village of Ipplepen has a public house, a post office/newsagents, a well-regarded primary school, village store, medical centre, library and cafe, bus service to both Newton Abbot and Totnes and an excellent 18 hole golf course at Dainton which is opposite a large garden centre. Communications in the area are superb with the A381, linking Totnes and Newton Abbot just one mile away. The A38 Devon Expressway is 5 miles to the north connecting Plymouth and Exeter where it joins with the M5. The bustling market town of Newton Abbot has a mainline railway station giving direct connections to London Paddington.





Total area: approx. 366.9 sq. metres (3948.8 sq. feet)



LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX Tel:

COUNCIL TAX

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FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Totnes Office. Tel: 01803 847979

DIRECTIONS

From the Totnes offices of Marchand Petit, head north and at the roundabout, take the 3rd exit onto Bridgetown. At the T-junction turn left onto the A385 and at the roundabout take the 2nd exit onto the A381 signposted Newton Abbott. Continue of this road for approx. 4.5 miles then take a left onto Biltor Road, signposted Ipplepen. At the end of the road turn right and immediately left. Turn right onto Newhayes, past The Wellington pub, at the War Memorial, turn left into North Street. Take a left into Beech Trees Lane and Kiln Orchard can be found on the right hand side after approx. 1/3 mile.



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS