



## BITTONS ORCHARD








Ipplepen, South Devon





# BITTONS ORCHARD IPPLEPEN, SOUTH DEVON

A wonderful family home with equestrian potential,  
extensive land and a beautiful outlook.

			EPC
5	5	2	C
			
4.5 acres			

Local Authority: Teignbridge District Council  
Council Tax band: G  
Tenure: Freehold

Guide price: £1,350,000





## BITTONS ORCHARD

Bittons Orchard is a wonderfully located family home on the edge of the popular village of Ipplepen. The house has beautiful grounds as well as a swimming pool and summer house. There are also three paddocks as well as stables and a tack room making the property ideal for equestrian use.

From many parts of property are beautiful views over rolling countryside towards Dartmoor. There is ample reception space as well as beautiful kitchen breakfast room, generous utility room and a garden room. This in line with the spacious dining room make Bittons Orchard ideal for entertaining.

There are five bedrooms in total, one of the bedrooms is currently being used as a games room. Additionally there is a spacious double garage and workshop.



## SITUATION

Ipplepen is an extremely popular village which has many amenities and ideally located for much of what Devon has to offer. It has an excellent shop, post office, medical centre, church and village pub. There is also an excellent park in the village with tennis courts and a bowls club. Dainton golf course is just one mile away. Further amenities and shopping facilities may be found in the nearby towns of Totnes and Newton Abbot. The village benefits from a pre-school and primary school with secondary education nearby in Newton Abbot. Torbay Girls and Boys Grammar are also nearby as well as a good choice of independent schools in Exeter. Ipplepen is served well with bus routes to the principal towns of Newton Abbot and Totnes. Newton Abbot has mainline railway station to London Paddington by train in under 3 hours. It is ideally located for the best that Devon has to offer with the National Park of Dartmoor to the west, the holiday resort of Torbay to the east and easy access to the beaches and rivers of the South Hams.

**Distances:** Totnes 5.4 miles, Newton Abbot 3.7miles, Exeter 20 miles (London Paddington 2hrs 10mins) (All distances and times are approximate)





# DIRECTIONS

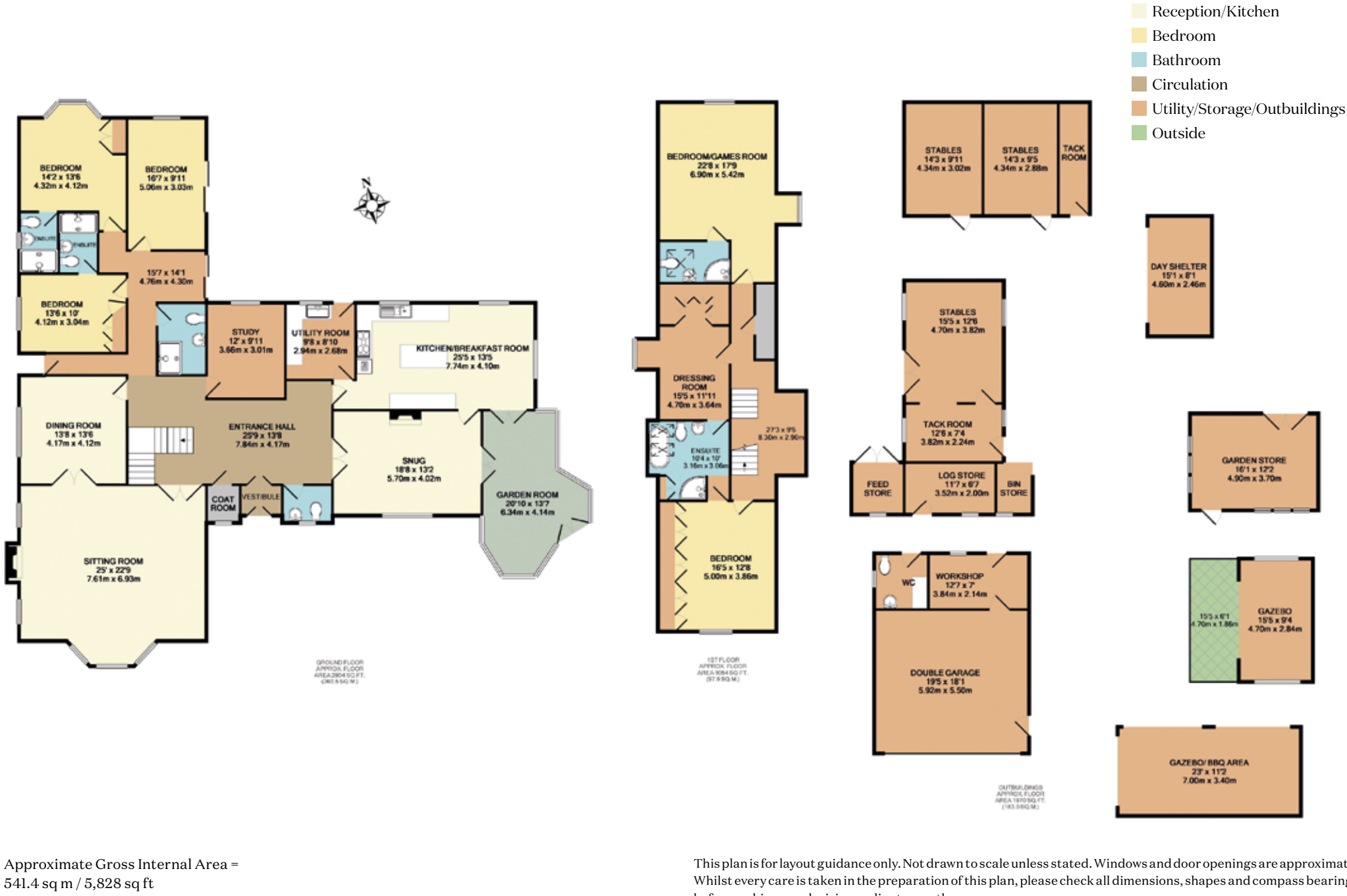
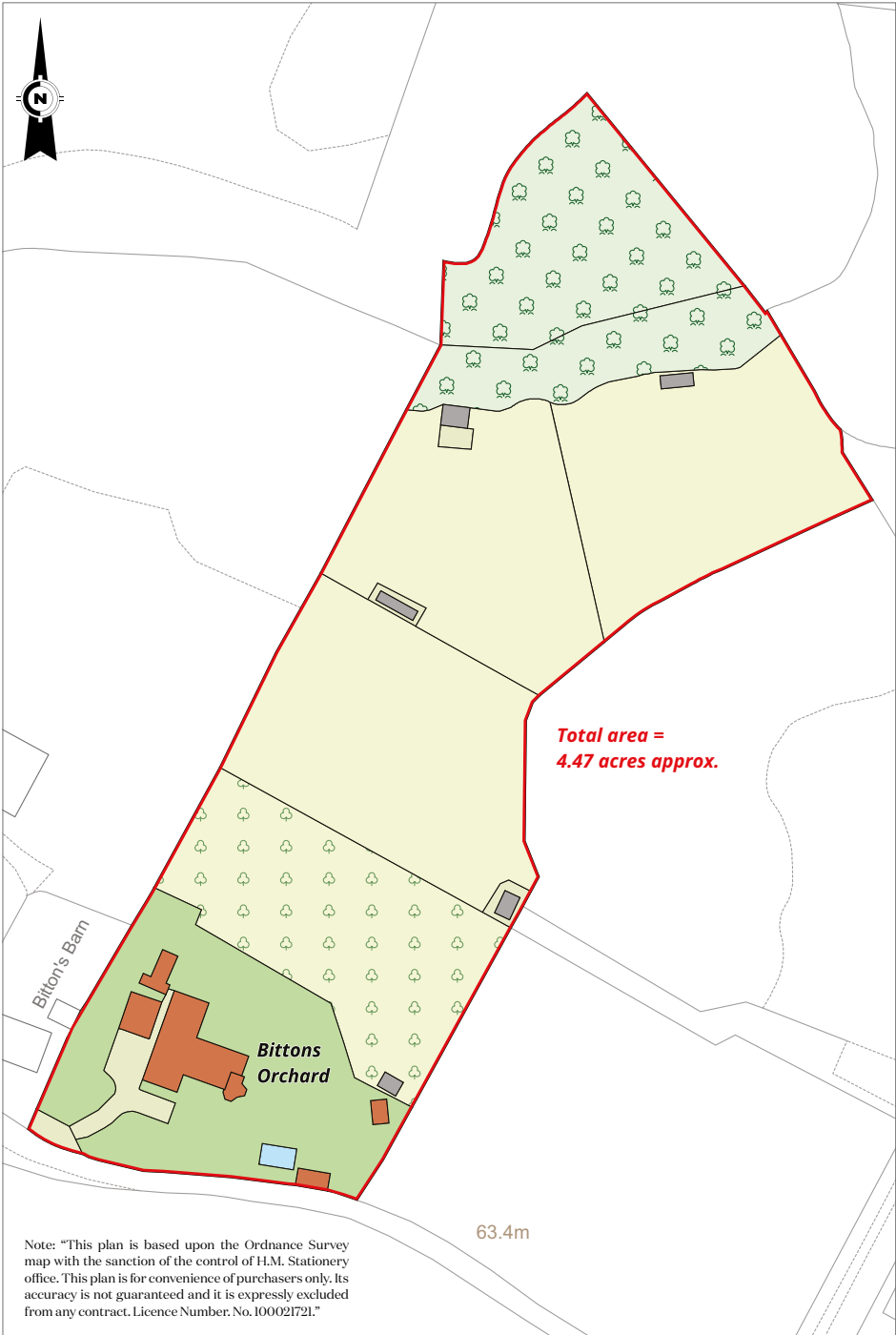
From Newton Abbot take the A381 Totnes road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Continue into the centre of the village and turn right at the Village Cross down North Street. At the bottom of the hill where the road forks in two directions turn left on to Beech Trees Lane. Bittons Orchard is located after about four hundred yards on the right-hand side.

Postcode: TQ12 5TW  
What3words: ///rollover.inflamed.managed

# PROPERTY INFORMATION

**Services:** Mains electricity and water. Private drainage. Mains gas central heating. Solar panels sited in a paddock.

**Viewings:** All viewings strictly by appointment only through the vendor’s selling agents, Knight Frank LLP.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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