



KILN ORCHARD

Ipplepen, Newton Abbot, Devon



SITTING IN AN ELEVATED POSITION WITH COMMANDING VIEWS OVER THE NEIGHBOURING COUNTRYSIDE IS THIS STRIKING AND SUBSTANTIAL CONTEMPORARY HOUSE

Set within 6 acres of landscaped grounds offering superb open plan living.

Summary of accommodation

Ground Floor: Office | Cloakroom | Games room | Open plan sitting/dining/kitchen | Utility room | Shower room | Gym | Boot room | Store

First Floor: Landing | Bedroom one with dressing room and en suite | Bedroom two | Bedroom three | Bedroom four with en suite | Family bathroom | Bedroom five

Outside: Landscaped gardens | Extensive patio | Paddock | Orchard | Woodland

In all about 6 acres

Distances: Totnes 5 miles, Exeter 18 miles, Plymouth 28 miles
(All distances are approximate)

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.

THE PROPERTY

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.



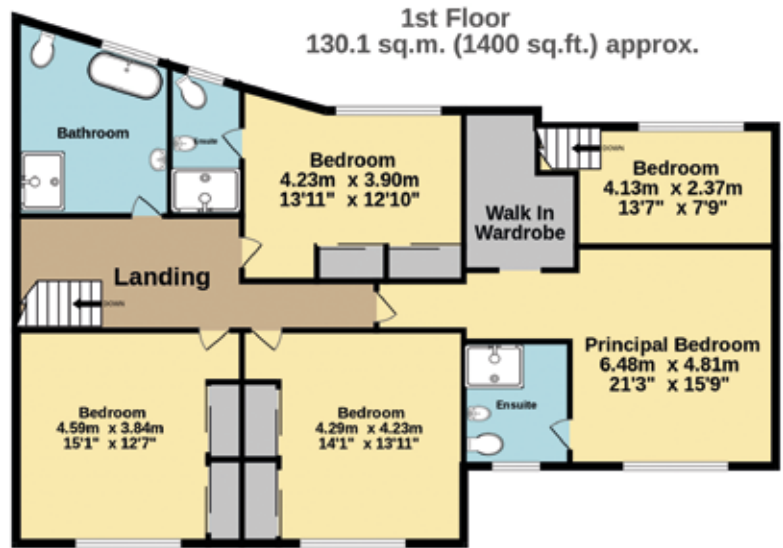
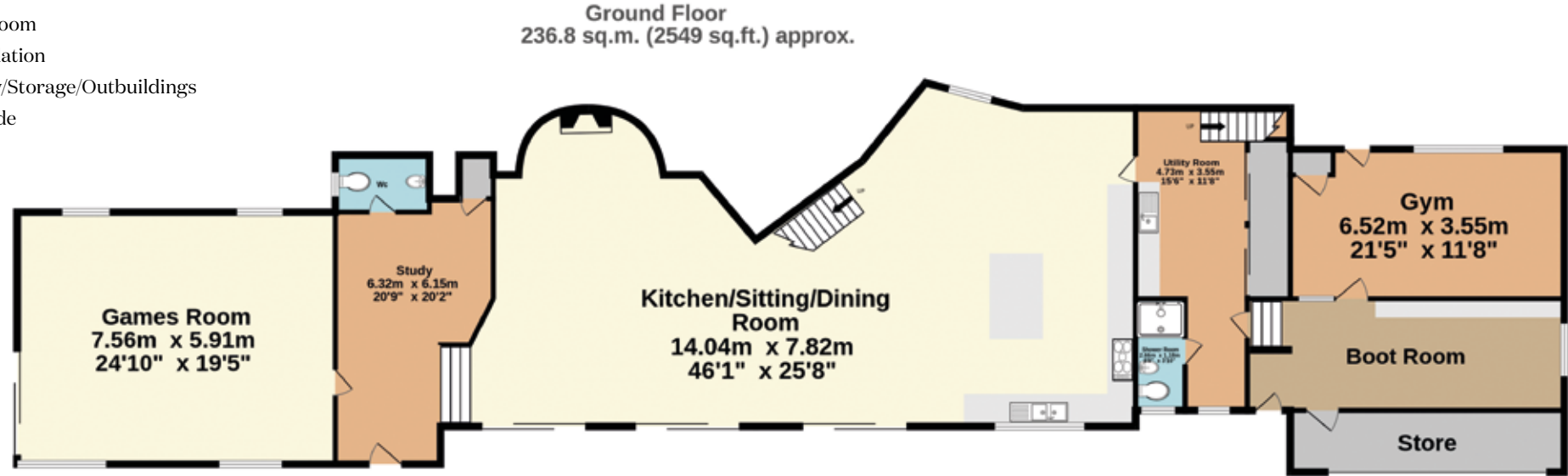




Upstairs are four double bedrooms with the principal suite having an en suite shower and dressing room. Bedroom five could be incorporated into the main bedroom if required and is currently accessed from separate stairs from the utility room.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
366.9 sq.m. (3949 sq.ft.)

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.

OUTSIDE

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

PROPERTY INFORMATION

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

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

Council Tax: Band G

EPC: C

Tenure: Freehold



DIRECTIONS

Postcode: TQ12 5TW

From the Totnes offices of Marchand Petit, head north and at the roundabout, take the third exit onto Bridgetown. At the T-junction turn left onto the A385 and at the roundabout take the second exit onto the A381 signposted Newton Abbott. Continue of this road for approximately 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 approximately 1/3 mile.



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