



Penrae





# Penrae East Street

Ipplepen, Newton Abbot, Devon TQ12 5SU

Newton Abbot: 3.5 miles Totnes: 5.5 miles Exeter: 21 miles

A delightful Grade II listed property nestled in a substantial plot within a stones-throw of the centre of a highly sought after South Devon village.

- 17th Century Thatched Cottage
- Over 1800sqft of Accommodation
- Close to Local Amenities
- Good Ceiling Height
- 3 Reception Rooms
- 5 Bedrooms
- Extensive Garden
- Parking & Outbuildings
- Freehold
- Council Tax Band F

Guide Price £850,000

## SITUATION

The property is situated in a quiet, conservation area in the heart of the sought-after village of Ipplepen. The house is only a short stroll from the centre of the village and its extensive range of amenities including; a small supermarket, primary school, two churches, public house, medical centre, sports field/play park and village hall.

Ipplepen is conveniently located between the market town of Newton Abbot and the historic castle town of Totnes both of which offer a wider range of amenities and main line railway stations linking to London Paddington. The A38 Devon Expressway is also within easy reach which allows commuting to Plymouth, Exeter and beyond via the M5 Motorway. In addition to this, the property enjoys easy access to the nearby rugged landscapes of the Dartmoor National Park and the sandy beaches of the Torbay Coastline.

## DESCRIPTION

Penrae is a superb example of a traditional thatched Devon property, renovated and updated over time which now offers idyllic family living combining extensive accommodation set within a substantial plot. This Grade II listed property dates back to the 17th Century, and features some unique decorative plasterwork within the master bedroom while sympathetic alterations have been made overtime to bring the house into the 21st Century. While the accommodation cannot be overlooked, the properties standout feature is its plot that extends to a third of an acre used as spacious garden.





## ACCOMMODATION

The ground floor is situated across split levels with a few steps between the properties principal reception rooms, currently configured to create a formal sitting and dining room; the formal sitting room features a dual aspect accompanied by an excellent decorative stone fireplace creating an attractive centre point while providing an outlook over the properties garden. The separate dining room also enjoys a dual aspect and decorative fireplace. In addition to these reception spaces is a breakfast room, on the corner of the property with access to both the sitting room and kitchen it provides an optimal informal sitting room should it be needed, featuring window seats and a further ornamental fireplace.

The kitchen features a range of predominantly base cream kitchen units with some additional wall units. The kitchen features integral units including an electric oven, dishwasher and gas hob. Adjoining the kitchen is the properties utility room, again featuring plenty of storage through a range of fitted units with space for white goods as well as a separate WC and pedestrian access to the parking and garden.

The first floor features the properties 5 bedrooms, with the master bedroom situated to the rear of the property. Featuring the aforementioned decorative plaster work, this room particularly showcases Penrae's character with additional storage set into the walls. The master bedroom also benefits from an en suite shower room comprising a shower, wash basin and WC. The additional four bedrooms are serviced by a family bathroom consisting of a separate shower and bath, wash basin and WC. From the third bedroom is access into the properties loft space.

## OUTSIDE

From the road the drive leads to off-road parking for two cars as well as access into a garage and separate storage room. In 2022, the current vendors obtained planning permission for a conversion of this area into ancillary accommodation. Details of where this can be found will be noted later in the particulars.

## SERVICES

All mains services are connected. Superfast broadband available. Mobile coverage available via some major providers.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## PLANNING PERMISSION

Planning consent was approved in 2022 for the conversion of an existing store outbuilding to ancillary living accommodation. Information on the planning permission can be found via Teignbridge District Councils website quoting the reference 22/00670/FUL.

## VIEWINGS

Strictly by prior appointment with Stags Totnes property office on 01803 865454

## DIRECTIONS

From Newton Abbot take the A381 to Ipplepen. Turn right into Foredown Road and follow the road along as it becomes East Street for 600 meters, where the property can be found on your left hand side.

What3Words: [///supplier.venue.dialects](https://www.what3words.com/#!////supplier.venue.dialects)





### Penrae, East Street, Ipplepen, TQ12 5SU

Approximate Gross Internal Floor Area = 184.1 sq m / 1982 sq ft  
 Garage Area = 58.1 sq m / 626 sq ft  
 Outbuilding Area = 5.3 sq m / 58 sq ft  
 Total Area = 247.5 sq m / 2666 sq ft

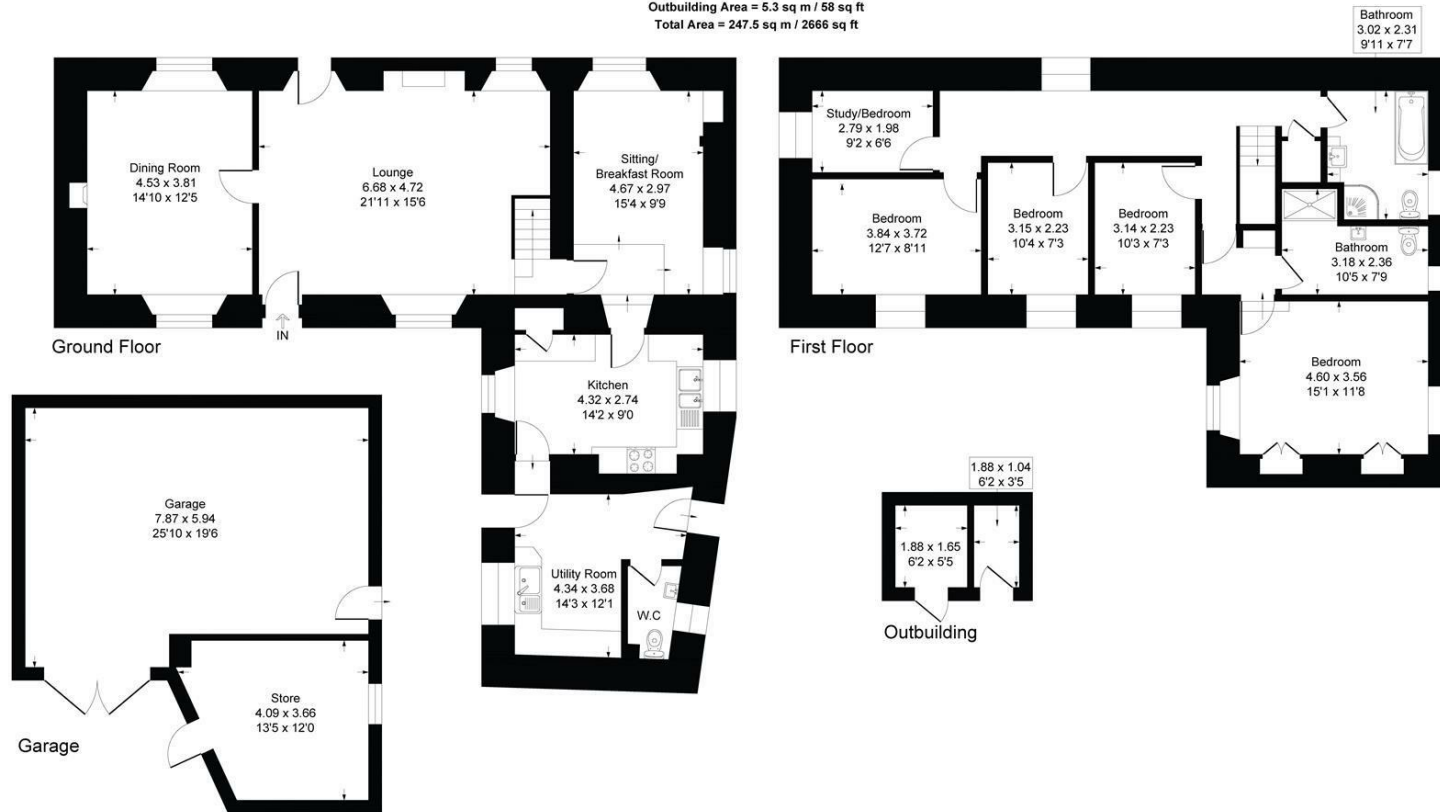


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(54-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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