



Dryden Cottage



Newton Abbot: 4 miles, Totnes: 5 miles,
Torquay (sea front) 6.5 miles.

A charming detached cottage on the fringes of a popular south Devonshire village.

- 1382sqft of Accommodation
- Close to Local Amenities
- In Need of Refreshment
- Views to Haytor
- Not Listed
- 3 Bedrooms
- Off-road Parking
- Charming Rear Garden
- Council Tax Band: D
- Freehold

Guide Price £360,000

SITUATION

North Street is a peaceful conservation area in the picturesque heart of the sought-after village of Ipplepen. The village enjoys good amenities including: a shop, Health Centre, church, primary school (with before and after school clubs), pub, garage, community hub with cafe, large park with play area, Post Office, cricket and football clubs, Orley Common nature reserve and numerous footpaths. Ipplepen is situated within 20 mins drive of Totnes and Newton Abbot; offering a wide range of facilities and access to mainline train stations to London Paddington (2hr 35 min). Dartmoor National Park is approximately 6 miles distant; as are the beaches of Torbay and the A38 dual carriageway, linking to Exeter, Plymouth and the M5 motorway network.

DESCRIPTION

Dryden Cottage is a charming period home, offering an excellent opportunity to acquire and renovate this characterful, unlisted property located on the outskirts of a sought-after village. The accommodation spans two storeys, totalling over 1,300 square feet, and is complemented by a pleasant rear garden and off-road parking.

ACCOMMODATION

This charming property boasts three versatile reception rooms; a cosy sitting room featuring an attractive ornate fireplace with a marble hearth and surround with a victorian style fireplace set within while across the hallways is the formal dining room. Towards the rear of the ground floor is a spacious family room that opens into a garden room, providing ample space as an informal sitting room, with superb views across the village and Haytor rock, this space is suitable for relaxation and entertaining. Adjoining the family room is a small office with access to the downstairs WC. The home also features a well-appointed galley kitchen with fitted base appliances as well as an electric oven and gas hob as well as a separate utility room with access to the garden.

The first floor features three generously sized double bedrooms, each offering comfort and plenty of natural light and views across the

village and surrounding countryside. The property is completed by a family bathroom combined with a shower over bath, wash basin and WC. From the half-landing is a linen cupboard and from the landing is access to the properties loft.

OUTSIDE

To the front of the house is off-road parking via a gravel driveway. Steps lead to a small section of garden housing a shed and a range of mature shrubs, the path leads around the side of the house providing access to the rear garden; a gently sloping lawn garden bordered by mature planting and colourful shrubbery. At the bottom of the garden is a further garden shed providing space for tools and garden machinery.

SERVICES

Mains water, electricity, gas and drainage. Ofcom advises that standard broadband is available to the property and mobile coverage is limited via the major providers.

INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

LOCAL AUTHORITY

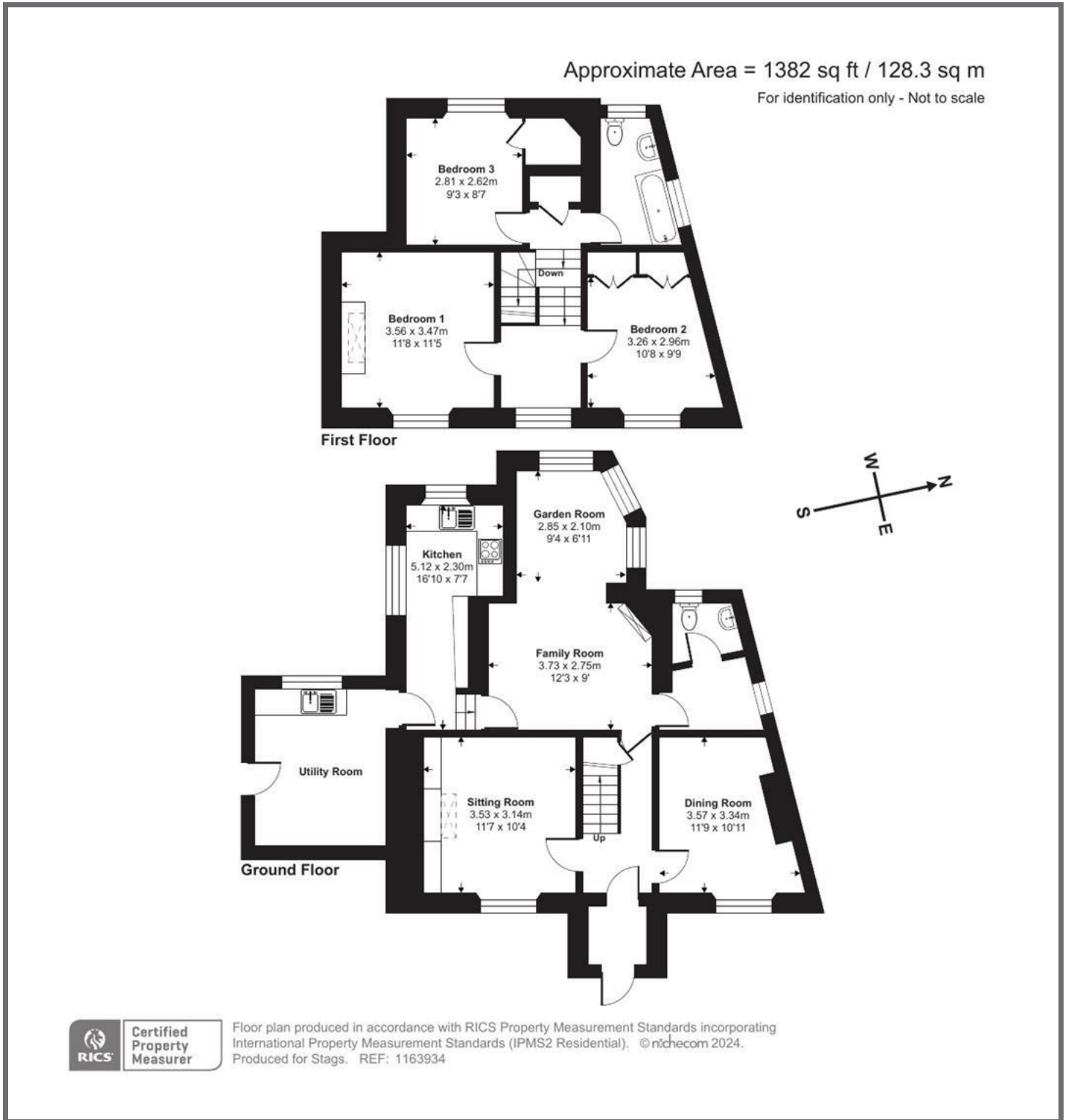
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

From Newton Abbot proceed on the A381 towards Totnes for 1.5 miles passing Two Mile Oak Inn and Dainton golf course proceeding into Ipplepen. Pass through Ipplepen continuing on the A381 passing the fuel station and take the fourth right after the fuel station onto Conniford Lane. Proceed for 50 yards and take the first right onto Blackstone Road, proceed up the lane where the cottage can be found on the left hand sign marked by a Stags for sale board.

What3Words: ///dove.lawfully.spices





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(72-88) C	(55-69) D
(69-80) E	(46-68) F	(2-45) G	
Net energy efficient - higher scoring coats		74	42
England & Wales		EU Directive 2002/91/EC	

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