



The Sweetbriar at Rosemoor









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Ipplepen, Newton Abbot, Devon, TQ12 5GF

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

Discover a new standard of living in the heart of Ipplepen with this exclusive development of quality, luxury, and energy-efficient homes. Nestled within this sought-after village, these thoughtfully designed residences offer the perfect blend of modern comfort and village charm, providing a unique opportunity to enjoy a sustainable lifestyle in a vibrant community.

- High Specification Eco Homes
- Turn-Key Accommodation
- 4 Double Bedrooms
- Parking and Double Garage
- EV Charging Point
- Impressive Designs
- Cul-de-Sac Location near Village Centre
- Ample Reception Space
- South West Facing Garden
- Freehold

Guide Price £650,000

## Stags Totnes

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

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020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION

The property is conveniently located just a short stroll from the heart of the highly sought-after village of Ipplepen. This charming village offers a wide range of amenities, including a small supermarket, a post office, a well-regarded primary school, two churches, a welcoming public house, a medical centre, and a sports field with a play park. The village hall also serves as a hub for various community activities, making Ipplepen a vibrant and well-connected place to live.

One of the major advantages of this location is its easy access to two of Devon's most renowned natural attractions: the rugged beauty of Dartmoor National Park and the stunning South Devon coastline. Both of these areas, celebrated for their breathtaking landscapes and outdoor recreational opportunities, are within a 30-minute drive.

Additionally, the village is strategically situated between the market town of Newton Abbot and the historic castle town of Totnes. Both towns provide an even broader array of amenities, including mainline railway stations with direct connections to London Paddington. The proximity to the A38 Devon Expressway further enhances the appeal, offering convenient commuting options to the cities of Plymouth, Exeter, and beyond via the M5 Motorway. This location truly combines the tranquility of village life with the convenience of accessible transportation links and nearby urban centres.

## THE DEVELOPMENT

Designed with both the environment and modern lifestyle in mind, these exceptional properties offer a unique blend of cutting-edge green technology, elegant design, and unparalleled functionality. Belfield Developments has built each home to the highest standards of energy efficiency, featuring advanced insulation, triple-glazed windows, and high-efficiency heat pumps. Designed by renowned Passivhaus architects Gale & Snowden, these houses ensure a healthy indoor environment with fresh, filtered air with little risk of condensation via the heat recovery system. For getting around, the property has an EV charger with the possibility of fast charging in the future thanks to a three phase connection.

Architecturally stunning, they maximize natural light and airflow through open-plan living spaces and large windows. These homes promote a healthy, green lifestyle which has been taken to an extra level through a reduced levels of electromagnetic radiation and VOC free paint. Investing in an eco house means future-proofing your home while committing to a sustainable future. Discover the perfect blend of sustainability, luxury, and modern living with these high quality eco houses.

## PROPERTY DESCRIPTION

Built according to Passivhaus principles, these detached houses boast exceptional comfort and energy efficiency. Emphasizing health and sustainability, these homes are constructed with natural materials, avoiding plastic and harmful chemicals, and ensuring superior build quality. They feature outstanding insulation, 10x more airtight than the standard new home built to building regs, and high-performance windows and doors.







On the ground floor, you'll find a contemporary solid wood kitchen with quartz worktops, Siemens appliances, and a wine cooler, seamlessly flowing into an elegant reception space ideal for entertaining and family gatherings. The ground floor also features engineered wood flooring and underfloor heating, ensuring a warm and inviting atmosphere all year-round.

The 'L Shaped' reception room offers access to the properties garden opening to the patio area and creates a superb entertaining or family space. In addition there is a separate reception room offering a suitable area for an office. Furthermore, there is a laundry room with access from the kitchen with a washing machine, tumble dryer and a sink.

Upstairs, the first floor hosts four spacious bedrooms, with the luxurious master including an ensuite bathroom and dressing room area. Bedroom 2 also boast an impressive en suite whilst the additional two bedrooms are complemented by a well-appointed family bathroom, all featuring plush wool carpets and benefiting from underfloor heating throughout. This exceptional property is equipped with full-fibre broadband, a video doorbell and an electric vehicle charging point.

### OUTSIDE

To the front of the properties there is off road parking for two vehicles as well as access to the properties double garage. At the rear is an ample garden laid predominantly to lawn with a patio area ideal for outdoor seating or dining. These south-west facing gardens are delightful suntraps in the afternoon and through to the evening.

### SERVICES

Mains water, drainage and electricity. Air source heat pump underfloor heating and MVHR system. Full fibre broadband. Ofcom advises that mobile coverage is likely via major providers to the properties.

### 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).

### AVAILABILITY

There are only two sweetbriar plots remaining on site. Contact the office to discover more about these wonderful homes.

### DIRECTIONS

From Newton Abbot take the A381 to Ipplepen. Turn right into Foredown Road and follow the road for a third of a mile as it becomes East Street and then Bridge Street passing the Methodist Church and turn right onto Tremlett Grove. Follow the road around to the right where the development can be found on the left hand side. Turn left into the development and 9 Rosemoor Road is the last house on the left hand side.

What3Words: [///estimate.latitudes.supply](https://www.what3words.com/estimate/latitudes/supply)

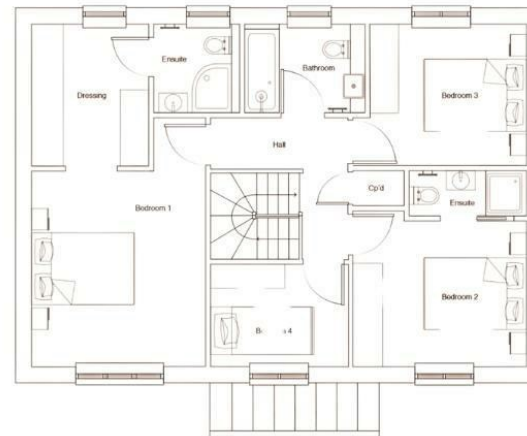




**Total internal area: 142sqm**  
(Floorplans and dimensions for Plot 3)

**Ground Floor**

Kitchen 3.76m x 2.94m  
Living/Dining 6.48m x 2.94m  
WC 1.69m x 1.15m  
Study 2.45m x 2.20m  
Utility 2.26m x 1.95m



**First Floor**

Bedroom 1 4.08m x 3.54m  
Ensuite 2.07m x 1.79m  
Dressing 2.88m x 2.37m  
Bedroom 2 3.60m x 3.19m  
Ensuite 2.44m x 1.04m  
Bedroom 3 3.25m x 2.94m  
Bedroom 4 2.80m x 2.22m  
Bathroom 2.59m x 1.93m

Please note that floorplans show approximate measurements only. Exact layout, sizes and measurements may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to site the page, as a result this plan is not to scale.



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
Very energy efficient - lower running costs		98
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









**STAGS**