



Waterside



Waterside

Dornafeld Road, Ipplepen, Newton Abbot, TQ12 5SG

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

A delightful village home, set in an extensive plot, with comfortable accommodation offering idyllic family living.

- Scope for refreshment or alteration
- Close to village amenities
- Social reception space
- Off-road parking and garage
- Freehold
- Extended detached family home
- 1875sqft of accommodation
- 3/4 Double bedrooms
- Generous level garden
- Council tax band: F

Guide Price £625,000

SITUATION

The property is only a short stroll from the centre of the sought-after village of Ipplepen and its extensive range of amenities, all of which are within walking distance. The village benefits from a small supermarket, post office, primary school, two churches, public house, café, medical centre, community Hub/Library, sports field, two play parks and village hall.

The village's situation means it has easy access to two of Devon's most enviable natural attractions, the Dartmoor National Park and its rugged South Devon Coastline, both are within a 30 minute drive. In addition, it 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.

DESCRIPTION

Waterside is an impressive detached family home; extended and remodelled in the late 1980's. It stands to offer extensive and social ground floor reception space, combined with ample first floor accommodation. With its exemplary position, close to the village centre, yet only 200 m from green fields, it provides the optimal balance for all generations. Its unquestionable primary feature, however, is its enviable garden, with the plot just under a quarter of an acre. It features level lawns, pleasant seating areas and a stream running within the grounds on the northern side, creating an idyllic retreat.



ACCOMMODATION

The front door opens into a welcoming double height hallway with stairs rising to the first floor and access to the principal ground floor rooms. To the left is the impressive open-plan sitting/dining room, enjoying triple-aspect windows and French doors opening to the garden, creating a wonderfully bright and sociable living space.

At the rear of the property is a spacious kitchen/breakfast room, fitted with a range of modern units and integrated appliances. This generous space also offers ample room for a breakfast table and enjoys direct access to the utility room, which provides further storage and space for white goods, with a door leading to the integral garage.

To the right of the hallway is a versatile home office/fourth bedroom, ideal for remote working or use as a snug or playroom. A ground floor cloakroom with shower and WC completes the downstairs accommodation.

Upstairs, a central landing leads to three generously proportioned double bedrooms. The principal bedroom lies to the rear and features a fitted wardrobe. Bedroom two and bedroom three are both spacious doubles with views over the front and rear garden. These are served by a well-appointed family bathroom, complete with a separate bath and shower plus a family-sized airing cupboard.

OUTSIDE

To the front of the property is off-road parking for multiple vehicles, an EV charge point and access to the integral, single, garage.

At the rear, the extensive plot provides an idyllic space. Laid predominantly to lawn, this versatile space can be adapted to suit all needs. It is currently utilised with a range of flower and vegetable beds and formal seating areas, one of which sits beside the attractive stream which features a bog garden. Hidden storage sheds which feature power sit to the rear of the plot providing ample garden storage.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Ofcom advises that standard broadband and limited mobile coverage is available via the major providers. Wildanet offer super high speed full fibre cable and BT advise that they will offer the same service shortly.

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 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, turning right just after passing the Methodist Church on your right. Proceed along Dornafeld Road where the property can be found as the second on the right hand side.

What3Words: [///results.should.songbirds](#)



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.

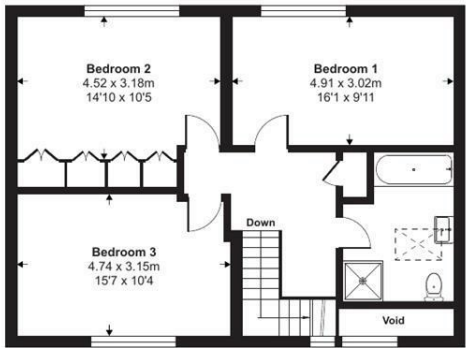


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

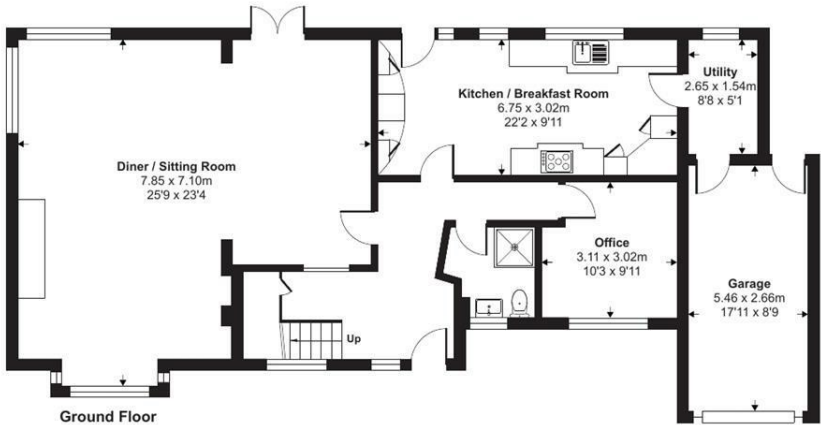
The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk
01803 865454

Approximate Area = 1875 sq ft / 174.1 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 2031 sq ft / 188.5 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1306949



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London