



23 North Street

23, North Street, Ipplepen, Newton Abbot, Devon TQ12 5RT



Newton Abbot: 4 miles, Totnes: 5 miles,
Exeter: 22 miles

A charming semi-detached cottage with garden office in the heart of a popular village

- Grade II Listed Cottage
- Ample Parking
- Garden office with wired internet connection
- Close to amenities
- Ultrafast broadband
- Spacious sitting room with log burner
- Kitchen/breakfast room & 2 bedrooms
- Tranquil garden
- Freehold
- Council Tax Band C

Guide Price £350,000



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 co-op shop, Health Centre, church, primary and pre school (with before and after school clubs), pub, garage with post office, community hub, popular dog-friendly cafe, large park with play area, Post Office, cricket and football clubs, Orley Common nature reserve and numerous footpaths and dog walking routes.

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

23 North Street is a charming Grade II Listed cottage, commanding a well-proportioned plot. Located close to the village centre, the property is set back from the road with a large gravel driveway providing parking for at least four cars.

ACCOMMODATION

On the ground floor, the property benefits from a large welcoming living room with ample space for a home working area, a wood burning stove and sliding doors leading to the garden. The kitchen/breakfast room is the hub of the house, with integrated appliances including dishwasher, fridge and freezer, a range-style cooker, white farmhouse styled wall base units, and ample space for a large family dining table.

The first floor features two double bedrooms. The large master bedroom is

dual aspect with plenty of space for a desk, a freestanding wardrobe and chests of drawers. Bedroom two benefits from a fitted wardrobe and space for a desk. The family bathroom comprises a shower over bath, wash hand basin and WC and storage cupboard.

OUTSIDE

To the front of the property is a large gravel driveway with parking for multiple vehicles, terraced flower beds and steps leading to a large decked seating area. To the rear of the property is a versatile family garden featuring a double glazed office with power, lighting and wired superfast broadband, two lawned areas, apple trees and a raised terrace enjoying elevated views across the picturesque countryside beyond, shaded by a willow tree.

SERVICES

All mains services connected. Gas fired central heating. The boiler was installed in 2021. Ofcom advises that ultrafast broadband and limited mobile coverage is available in the area.

LOCAL AUTHORITY

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

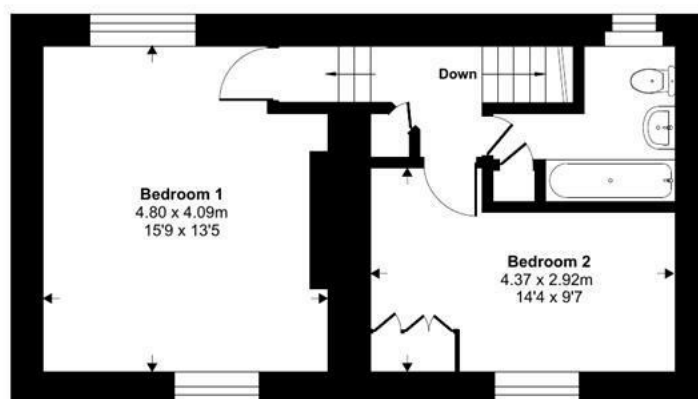
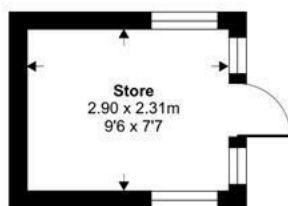
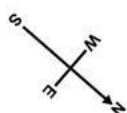
DIRECTIONS

From Totnes, take the A381 Newton Abbot road for approx. 5 miles. Turn left at the Ipplepen sign, following the road through the picturesque village to the war memorial at the centre. Turn right at the war memorial and on to North Street. The property is 100 yards down the hill on the left hand side.



Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale



First Floor

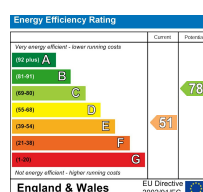


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 985481

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