





Chipleigh Farmhouse

Bickington, Newton Abbot, TQ12 6JW



An impressive country home set in some 9.75 acres, which the current owners have enjoyed for over 50 years. At present, the property is insured as a smallholding, but has flexible accommodation which has the potential for multi-generational use and the land is ideal for those with agricultural or equestrian passions.



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Chipleigh Farmhouse is a spacious, light and airy detached country property that exudes the comfort and warmth of an established family home. The current owners have enjoyed the property for over 50 years since they built it in 1970. Approached by a gated entrance, with block paving, the property is positioned within beautifully manicured gardens, sweeping away to meet the South-facing paddock. This substantial residence has panoramic views over the land, that stretches away to its furthest boundary, the River Lemon. The property sits in approximately 9.75 acres, with a modern farm building that can be accessed via a separate entrance, which is ideal for those agricultural or equestrian buyers. Chipleigh Farmhouse has the potential to accommodate multi-generational living.

At the heart of the property is an exceptionally appointed family kitchen, with a magnificent oil fired Aga, integrated Neff appliances, granite topped central island, and a plethora of beautiful bespoke cabinets to house all your baking and cooking equipment. The kitchen benefits from a vaulted ceiling, with remote controlled skylight windows, as well as large windows over the sink, which gives a light and airy aspect and allows for a view of the trees and garden at the front of the property. A free-flowing space, the kitchen adjoins an open plan reception room, which then flows onto a cosy 'snug' area. This reception room has patterned ceiling coving, an inset wood burner sitting above a raised granite hearth and oak flooring. Large patio doors give access to a beautiful balcony which has a modern glass balustrade. Enjoying a South-facing aspect, the property overlooks spectacular country views to the landscaped, terraced garden, and across the fields towards the boundary of the river Lemon, beyond.



From the open plan reception area, there is a further extremely generous triple aspect reception room. This is an impressive space, with vaulted beamed ceiling, skylight windows, a further inset wood burning stove, and the continued oak flooring, plus large French doors which again lead onto the balcony.

Five of the bedrooms are accommodated to the West of the ground floor, with the master bedroom benefitting from bespoke fitted furniture, and en-suite bathroom with both a shower and bath.

This room is dual aspect and benefits from views across into the valley and to the garden to the West. There is also a family bathroom on this level.

On the lower ground floor, the accommodation consists of a large dual aspect bedroom with en-suite shower room and French windows that lead to the patio. This room could easily be used as ancillary accommodation for multi generational living, or as another reception room.



BICKINGTON

The village of Bickington is in the Teignbridge district of Devon on the East edge of the Dartmoor National Park. The village is about five miles West of Newton Abbot, on the River Lemon. The church is 15th century and there is an active village hall. The nearby market towns of Totnes and Ashburton are within 10 miles and provide a number of independent shops, galleries, butchers and greengrocers while the larger town of Newton Abbot offers a wide range of everyday amenities including supermarkets as well as a bustling shopping centre with a range of shops, restaurants, weekly markets, cafes and pubs. Dartmoor is about 3 miles to the North providing exceptional walks, leisure activities and horse riding and there is sailing at Torbay, Dartmouth and Plymouth. Some of the finest beaches on the South coast are also within easy reach.

Separately accessed, on this level, there is an office that includes built in cabinets, a laundry room with plumbing for white goods and a walk in larder which has access to a cellar like space which can be utilised for storage.

There is also level access to the open fronted double garage, and boiler room.

The garden boasts a number of specimen trees, borders and pathways, as well as a huge block paved sun-terrace, perfect for family entertainment and barbecues.

Beyond this is a kitchen garden, with raised vegetable beds and a greenhouse.

To the West of the site there is further gated entrance from the road, leading to a large area of hardstanding and a modern agricultural barn with a roller door, hardstanding, power and water.



FURTHER INFORMATION

Verified material information

Council tax band: E

Council tax annual charge: £3,013.05 a year (£301.00 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Central heating

Heating features: Double glazing and Wood burner

Broadband: ADSL copper wire

Mobile coverage: O2 - Good, Vodafone - OK, Three - OK,

EE - Good

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D



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You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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Approximate Gross Internal Floor Area = 383.0 sq m / 4123 sq ft
 Outbuilding Area = 124.6 sq m / 1341 sq ft
 Total Area = 507.7 sq m / 5465 sq ft

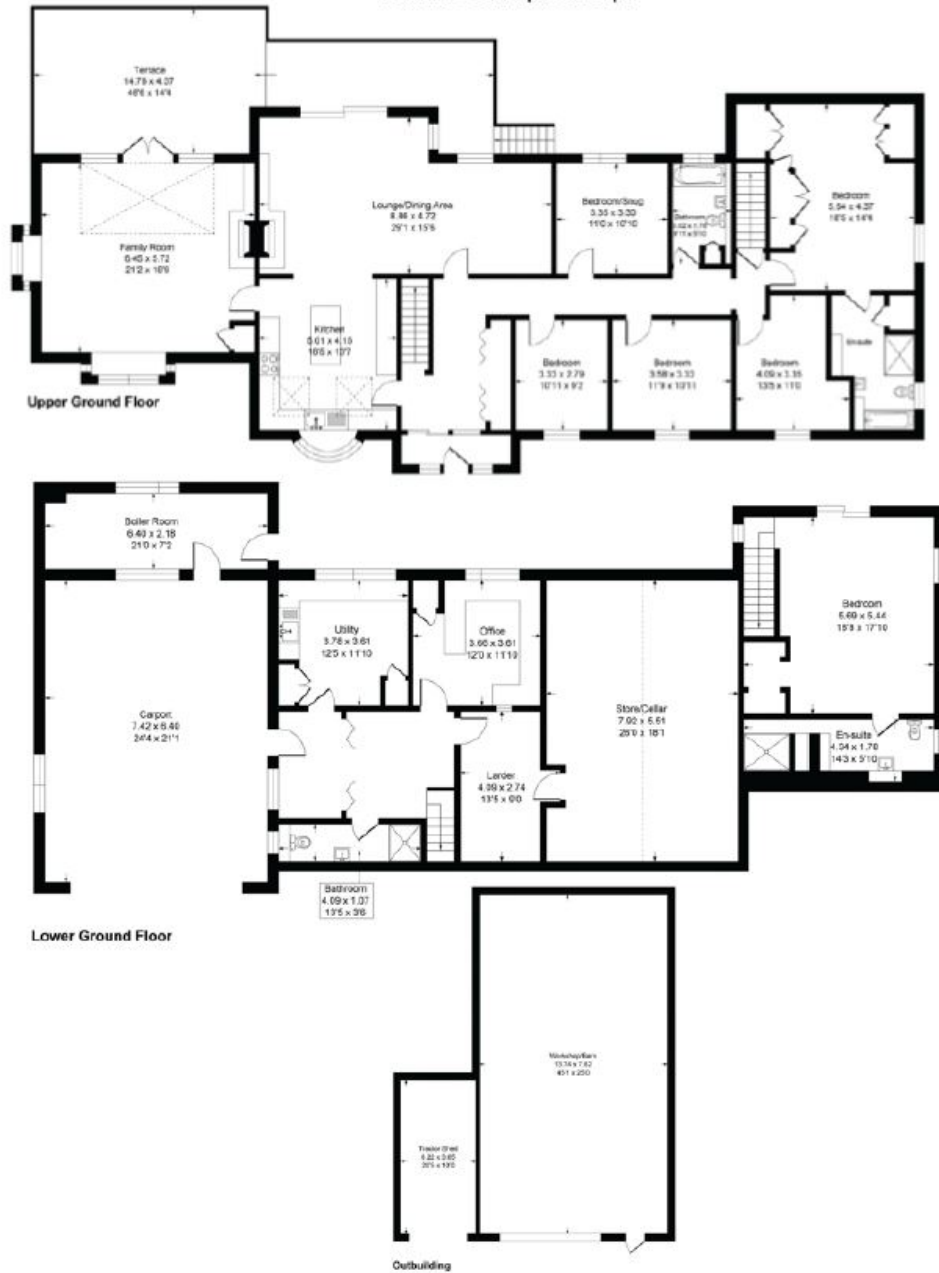


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX.

LETTINGS

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VIEWINGS

By appointment with Luscombe Maye, South Brent.

DIRECTIONS

what3words location
 newly.kitten.strikers



