



Luscombe Maye

Since 1873

# Bulleigh Meadows, Ipplepen

Guide Price £765,000

3 2 1



## DESCRIPTION

Luscombe Maye are delighted to bring to the market Bulleigh Meadows, a spacious three bedroom timber built detached bungalow with private driveway, stables and further outbuildings situated in approximately 9 acres, near Ipplepen.

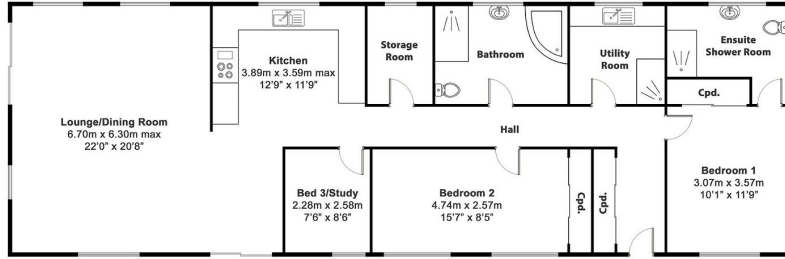
The accommodation comprises a large open plan living and dining room benefitting from a focal wood burner and double doors opening onto the wrap around decking with hot tub, creating a fantastic space for socialising with friends and family. The kitchen has a range of matching floor and wall units, double sink overlooking the land, Rangemaster oven and fridge/freezer. A separate utility room provides space for a washing machine and tumble dryer, with a worktop and sink, as well as an integrated dog shower. There is also a great storage room adjacent to the kitchen.

The master double bedroom is generous in size with double doors opening onto the decking area and benefits from a contemporary en-suite fitted with WC, hand basin and shower unit with built-in cupboard space. The second double bedroom is complimented with built-in wardrobes and serviced by the spacious four piece family bathroom across the hallway. The third bedroom offers itself as a light and airy single room with mezzanine that could also be utilised as a home office.

Approaching the property, a gated driveway runs parallel to the boundary with the outbuildings, accommodation and land on the left. The equestrian facilities comprise of a timber clad barn that houses four internal loose boxes with a tack room and an additional store, with a further separate block of three timber loose boxes. A former sand school is situated behind the house.

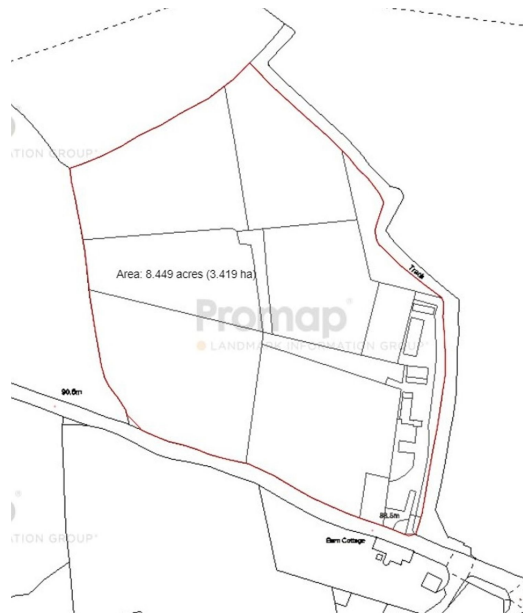
The land comprises of a predominately level pasture field, with stock fenced and mature hedged boundaries and has water connected. The land could easily be fenced to provide convenient turnout paddocks, if required. In total the property amounts to some 9 acres.





Total Floor Area  
124.0m<sup>2</sup> (1335ft<sup>2</sup>)

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



- Contemporary Detached Bungalow
- Stunning Countryside Views
- Stabling
- Gated Driveway
- Approximately 9 Acres in All
- Open Plan Kitchen/Living/Dining
- Three Bedrooms
- Former Sand School
- Development Potential (STPP)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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