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FOR SALE
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DARLEY HOUSE

CHURCH PATH

DARLEY HOUSE, CHURCH PATH,
IPPLEPEN, TQ12 5RZ

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thoroughly good property agents



DARLEY HOUSE, CHURCH PATH, IPPLEPEN, TQ12 5RZ

CHECK OUT this 4 Bedroom Detached Victorian Home. This property comes Complete with 3 Reception Rooms - Living Room Featuring a Log Burner, Countryside Feel Fitted Kitchen, Stylish Bathroom. Front & Rear Gardens with access into the Spacious Stone built Garage. Desirable Ipplepen Village Location.

- Property Tenure: Freehold
- Council Tax Band E
- Mains Heating, Electric, Water & Drainage
- EPC Rating 58D

“A traditional Victorian Family Home. Lovely Village & Community, local Pub, Shop, Transport, Countryside & easy access to everything needed ”



Detached



Village



4
Bedrooms



1
Bathrooms



Lounge, Dining
Room and
Kitchen



Garage



Garden
& Patio



Council
Tax: E





Darley House, Church Path, Ipplepen, Newton Abbot, TQ12

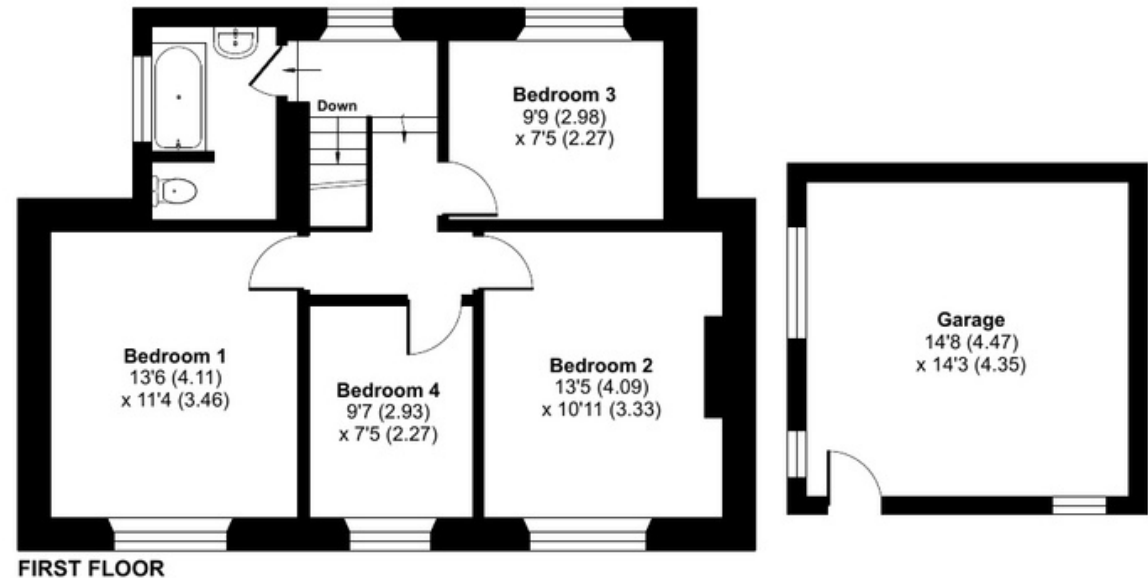
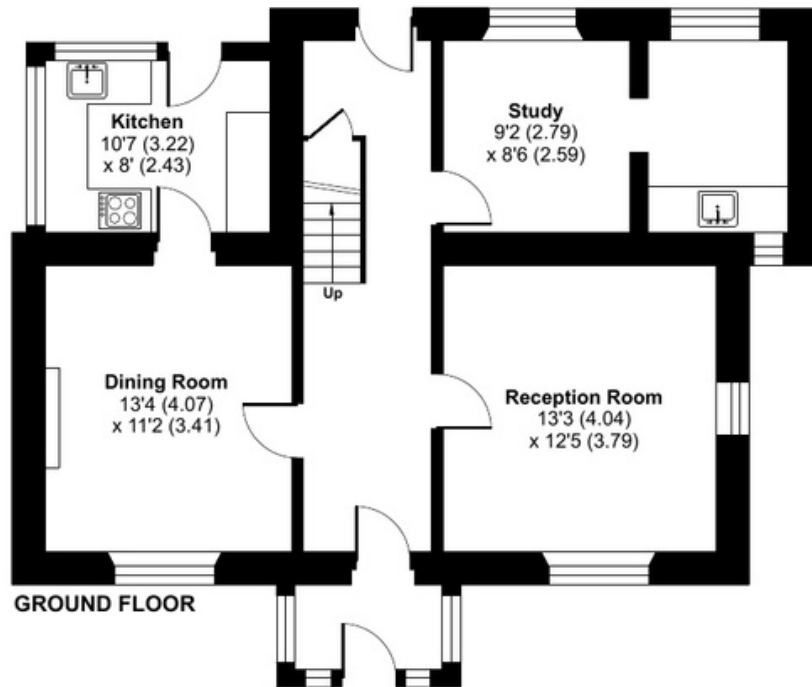


Approximate Area = 1359 sq ft / 126.2 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1568 sq ft / 145.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1301045



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



THE HOME...

Check out this beautifully presented four-bedroom detached Victorian home, full of character with a stylish modern twist, located in the popular village of Ipplepen.

A stone-built wall encloses both the front and rear gardens, providing a wonderful sense of privacy while enhancing the home's classic period-style curb appeal.

Stepping through the storm porch front door into a spacious entrance hallway. Directly ahead, stairs lead to the first floor, while to the right you'll find a well-proportioned main living room, complete with stunning parquet flooring and a log burner set within a feature fireplace – ideal for cozy evenings in. Also off the hallway is a third reception room, currently used as a home office – a quiet and versatile space for remote working or study, with direct access to the rear garden. Beyond this is a practical utility room, offering useful space for laundry and storage.

The dining room flows seamlessly into the recently fitted kitchen, which perfectly blends countryside charm with modern convenience. The kitchen features a sink with drainer, ample worktop space and plenty of storage, along with room for a freestanding cooker. There is also direct garden access from the kitchen.

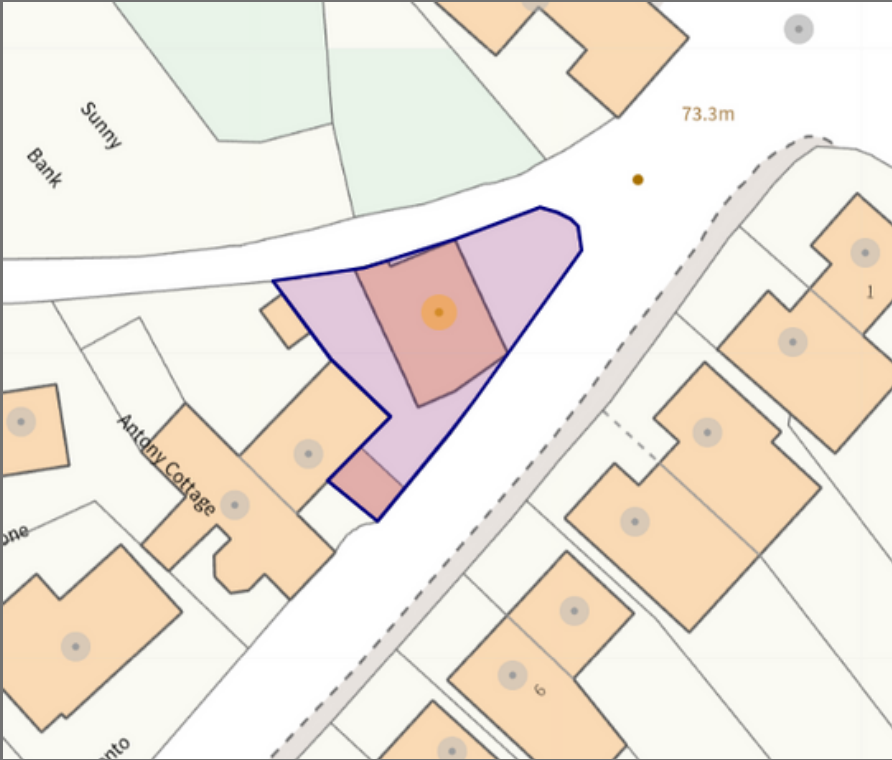
Upstairs, the property has four double bedrooms, two larger than the other two, thus offering flexible accommodation for families or guests. The floor is completed by a modern family bathroom, featuring a P-shaped bath with shower over, WC, and wash basin – all recently fitted and finished in a clean and contemporary style.

The front garden includes a lawned area and a concrete pathway leading to the front door, framed by the characterful stone wall. The rear garden features a pathway to the stone-built garage, with a separate lawned section enclosed by the original stone boundary – creating a safe and sunny space perfect for relaxing, children playing, or summer entertaining.

Ipplepen is a highly sought-after village that offers the perfect blend of peace, community, and convenience. The property is just a short drive from both Newton Abbot town centre and the historic market town of Totnes, where you'll find a wide range of shops, restaurants, and leisure facilities, along with well-regarded primary and secondary schools, including the nearby Ipplepen Primary School. For those needing to commute, the area benefits from excellent transport links, with Newton Abbot's mainline railway station offering direct services to London, and easy access to the A380 and A38, connecting you swiftly to Exeter, Plymouth, and beyond. *Agents Note - Throughout the property, brand new double glazing has been installed, enhancing energy efficiency and providing additional comfort while maintaining the home's period charm.







LOCATION

Please check Google maps for exact distances and travel times. Property postcode: TQ1 2PF

NURSERY & PRIMARY

DENBURY PRIMARY SCHOOL 1.6MI

PRIMARY

IPPLEPEN PRIMARY SCHOOL 0.1M

PRIMARY

ABBOTSKERSWELL PRIMARY SCHOOL 2.0MI

BUS STOPS AND STATIONS

WELLINGTON INN, FORE STREET

TRAIN STATIONS

NEWTON ABBOT RAIL STATION 3.5MI

TOTNES RAIL STATION 4.1MI

NEAREST MOTORWAY

M5 14.5MI

AIRPORTS

EXETER INTERNATIONAL AIRPORT 19.6MI

COMPLETE - Thoroughly Good Property Agents

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SIGNATURE HOMES

complete.