



# Bilver Cottage

Ipplepen, TQ12 5UF



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Guide Price of £590,000

Bilver Cottage is an enchanting Grade II Listed detached home, nestled in a rural spot on the outskirts of Ipplepen. It's perfect for those desiring a country lifestyle in a well-regarded area, with convenient access to Newton Abbot and Totnes.

- Charming Grade II Listed with fabulous Rural Views
- Outskirts of Highly Regard Village of Ipplepen
- Three bedrooms
- Kitchen Breakfast Room
- Family Bathroom and En Suite
- Double Garage and Off Road Parking
- Beautiful Gardens with Rural views
- Living room, Sitting room and Sun Room
- Viewing Highly Recommended
- Ideal Rural Setting Whilst Close Commute to Totnes or Newton Abbot

The residence is spread across two floors, showcasing numerous character features and splendid views of the countryside from the main rooms. It boasts a bespoke 'Peter Booth' kitchen with a Belfast sink, a cosy sitting room that leads to the living room and sunroom with vistas of the picturesque gardens. It should be noted flu for woodburner is installed in the living room. On the ground floor, there's a sizable family room, which could serve as a third bedroom, complete with an en-suite shower room. The first floor houses two additional double bedrooms and a family bathroom. The property's gardens are a true delight, featuring lawns edged by flourishing beds, a chicken run, diverse plants and shrubs, a vegetable patch, and a hen house. Bilver Cottage and its gardens bask in the beauty of the rural panorama. At the front, there's space for off-road parking and a double garage equipped with power, lighting, and two extra storage rooms.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	



**Services:**

The property is supplied by mains water, electricity and has private drainage.

**Local and Planning Authority:**

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

**Council Tax:**

Council Tax Band per annum

**Energy Performance Certificate:**

Energy Performance Rating Band G (17)

**Tenure:**

The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

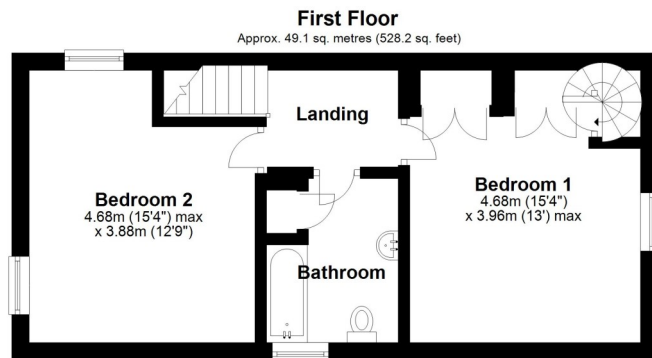
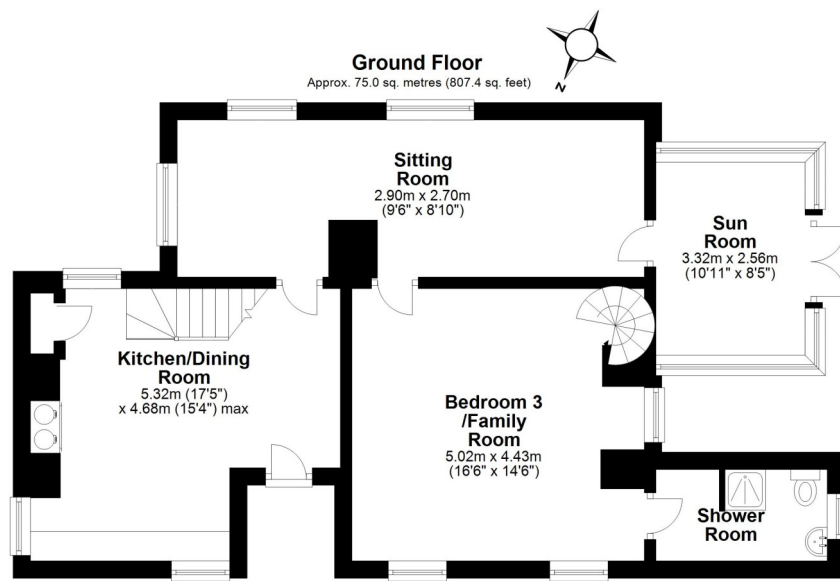
**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.

**Directions:****What3Words:**



**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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**[www.rendells.co.uk](http://www.rendells.co.uk)**

