



Wrigwell Farm House
Ipplepen, TQ12 5UB

RENDELLS

Wrigwell Farm House

Ipplepen, Devon, TQ12 5UB

Price Guide **£850,000**

Offered to the market for the first time in nearly 100 years Wrigwell Farm House is a large detached farmhouse that offers good spacious accommodation along with the added benefit of a two bedroom self contained annex. The house was originally part of a larger farm, and is being offered to the market with an additional field and area of woodland totalling 3.62 acres. Additional land and outbuildings/ commercial buildings might also be available subject to negotiation. The house also offered the potential for extension and improvement.

Situation Wrigwell is a small hamlet situated just outside the village of Ipplepen. Ipplepen is situated partway between the historic Castle town of Totnes (approximately 5 miles) and the market town of Newton Abbot (approximately 4 miles) both with mainline railway stations, excellent range of shops, businesses and amenities. The village itself supports a vibrant lifestyle opportunity with many clubs and societies, and has an excellent range of village amenities including a modern health centre with pharmacy, primary school, village hall, park, tennis courts, bowling green, small supermarket, respected public house and coffee shop.

Milages Exeter 21.9 miles approx., Newton Abbot 3.9 miles approx., Combeinteignhead 6.8 miles approx., Ashburton 8 miles approx., Teignmouth 10.5 miles approx., Shaldon 10.5 miles approx., Dawlish 13.5 miles approx., Torbay 7.4 miles approx., (London Paddington via Newton Abbot train station approx. 2.30 hours).

Rear Entrance

Part glazed uPVC double door into entrance porch/lobby, with further glazed windows and glazed ceiling. Further uPVC part double glazed door into kitchen/utility room.

Entrance Hall Front

Front door leading into the entrance hall and with a staircase rising to the first floor.

Kitchen

Fitted with a range of base and wall mounted units, with single bowl stainless steel sink, drainer to side. Step leading down to further kitchen area with additional base and wall mounted units, with free standing electric oven and overhead extractor fan. Oil fried range oven, further stainless-steel sink, drainage to the side. Part tiled walls, built in storage cupboard with shelving. uPVC double glazed window to the side aspect.

Downstairs Shower Room

From the kitchen/utility there is a door leading to the shower room, low level WC, Wash hand basin with built in vanity unit, heated towel rail, shower cubical with plumbed shower and glazed door.

Living Room

Aspect to the front and rear with double glazed windows, stone fireplace with free standing electric style wood burner, second fire place open.

Conservatory

A brick and uPVC glazed conservatory, with lovely far-reaching views across the adjoining field.





Bedroom 1, 2, 3 & 4

Two bedrooms have aspects to the rear, and two have aspects to the front of the property looking out onto the surrounding countryside. Bedroom 2 has loft access. There is also a separate dressing room with built in wardrobes.

Bathroom

Suit comprising of panelled bath, low level WC, pedestal wash hand basin, aspect to the front. Leading off the bathroom dressing room with a range of built in wardrobes with hanging space and shelving, also a double-glazed uPVC window with aspect to the front.

Annex

The annex has a separate entrance door to the rear. The accommodation includes a kitchen area with sink unit and fitted units and space for appliances. A living room and two first floor bedrooms and shower room.

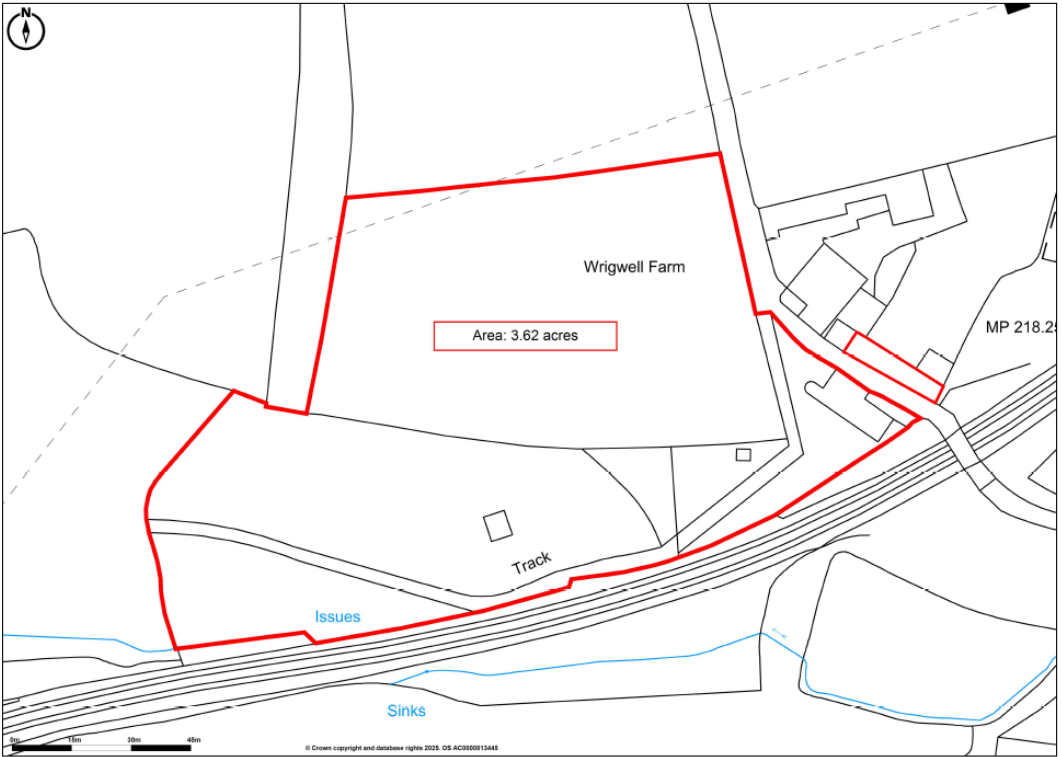
Garden

To the front of the property, which gives access to the rear backdoor, there is a gravelled parking area for a number of vehicles which is located just across form the joining lane. To the front of the property the formal garden wraps around the side and rear of the property, there is gated access with stone track into the garden, which leads down to the rear of the garden where there is a further gate into a copse area and woodland. Adjacent to the farm house there is a field which is also included and which also offers gated access onto the adjacent lane.

Services: Mains Electricity, Mains Water & Private drainage.
Local and Planning Authority: Teignbridge District Council
Council Tax Farm House: F
Council Tax Annex: A

Energy Performance Certificate Farm House: F
Energy Performance Certificate Annex: E
Tenure: Freehold
Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881.
What3Words: hitters.pollution.admits

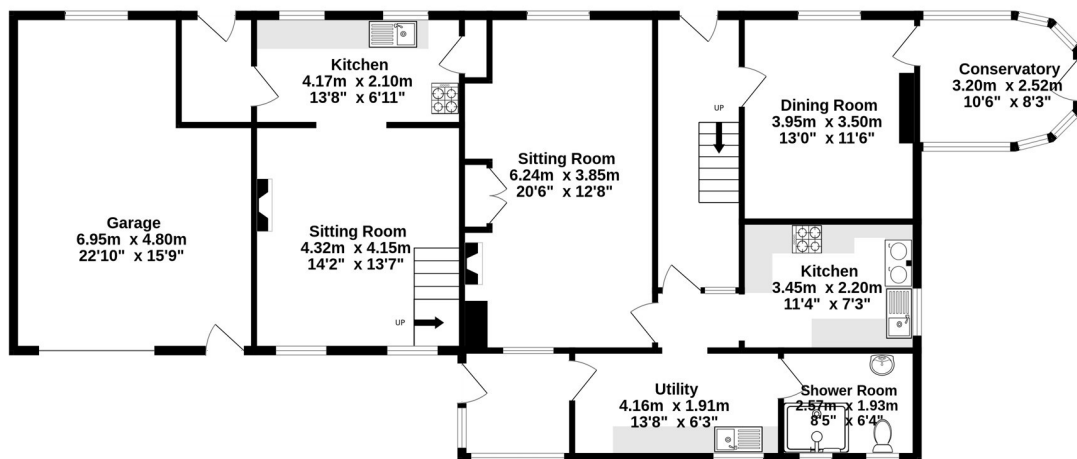


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

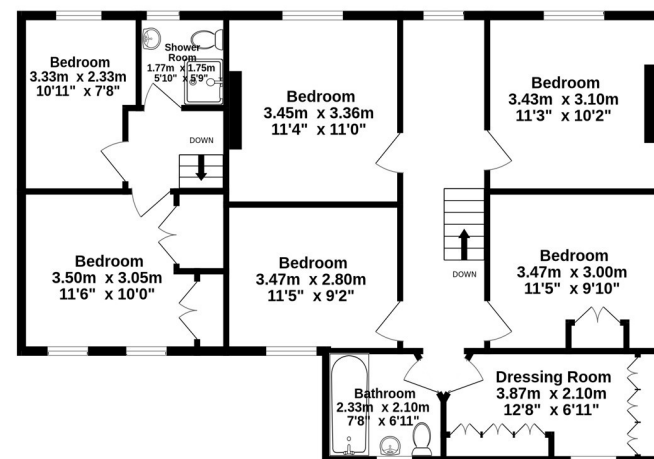
Score	Energy rating	Current	Potential
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81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Ground Floor
140.3 sq.m. (1511 sq.ft.) approx.



1st Floor
95.1 sq.m. (1024 sq.ft.) approx.



TOTAL FLOOR AREA : 235.4 sq.m. (2534 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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