



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.

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

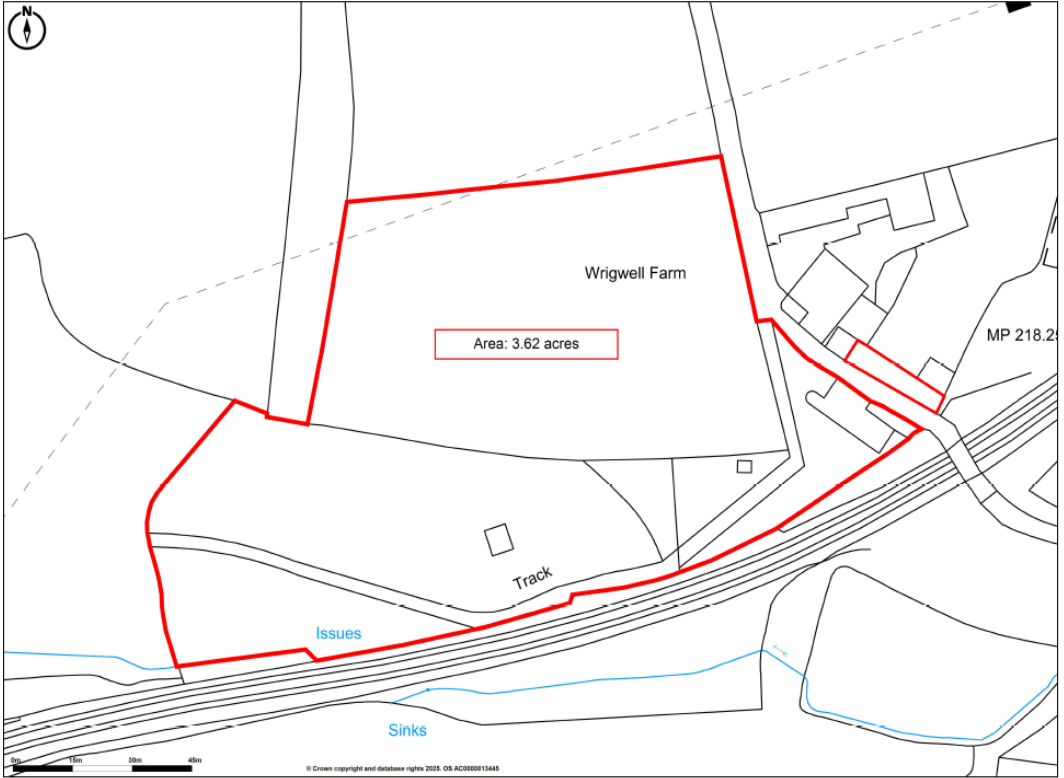
The annex has a separate entrance door to the rear. The accommodation includes a kitchen area with sink unit and fitted units and space for appliances. A living room and two first floor bedrooms and shower room.

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 from 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, Forde House, Brunel Road, Newton Abbot, TQ12 4XX
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

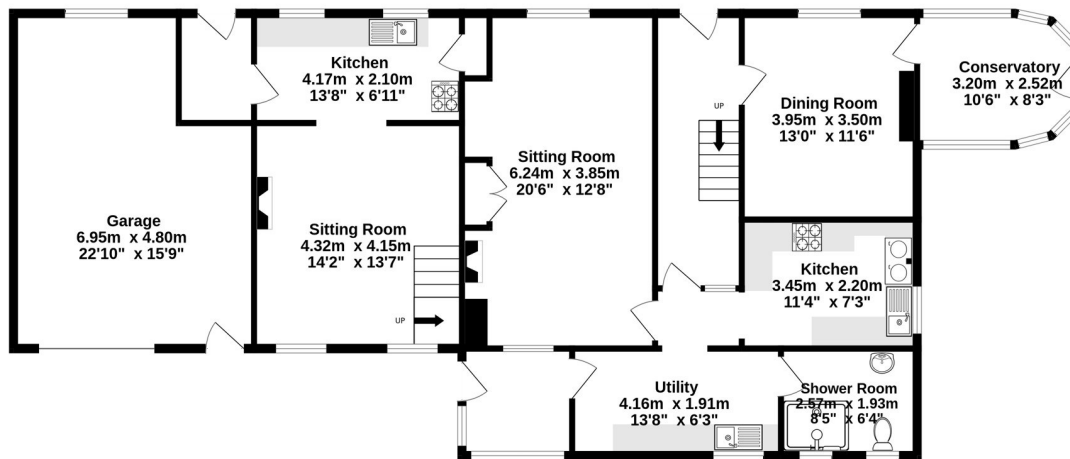


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 31 F | |
| 1-20 | G | | |

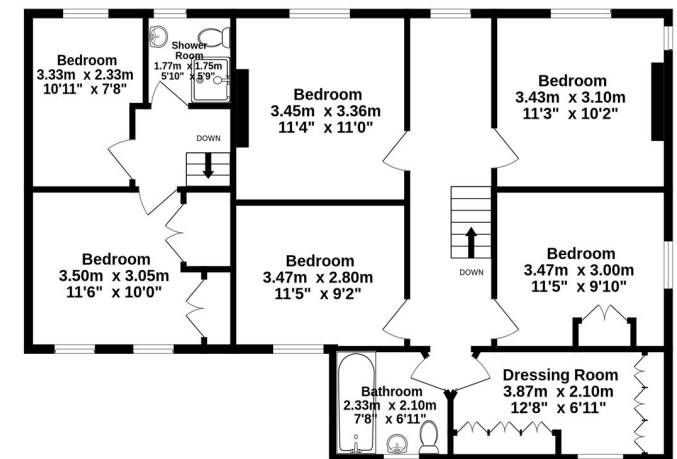
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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.
Made with Metropix ©2025

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 been 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.

13 Market Street, Newton Abbot, Devon, TQ12 2RL

Tel: 01626 353881

E-mail: newtonabbot@rendells.co.uk www.rendells.co.uk