



**Wrigwell Farm**  
Ipplepen, TQ12 5UB

RENDELLS



# Wrigwell Farm

Ipplepen, Devon, TQ12 5UB

Price Guide **£1,450,000**

Offered to the market for the first time in nearly 100 years Wrigwell Farm comprises of a large detached farmhouse that offers good spacious accommodation, a two bedroom self contained annex and approximately 26 acres of grazing land and a number of commercial/farm buildings. The house itself offers good potential for extension and improvement and is also offered with an attractive garden and area of copse The land is divided into a number fields some of which offer gated access onto Wrigwell Lane.

**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).

## Farm House

### 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 there is a gravelled parking area for a number of vehicles which is located just across form the joining lane.  
To the rear 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.

**Land**

The land is mostly located to the north side of the farmhouse and consists of approximately 26 acres of pasture and grazing land. The land is divided into a number of fields some of which offer water and gated access onto Wrigwell Lane.

**Outbuildings**

Located a short distance to the farmhouse are a number of outbuildings which include a mixture of brick and steel framed barns and timber sheds/workshops. They also offer the potential for further commercial use or residential development STPP.

**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](https://www.what3words.com/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		

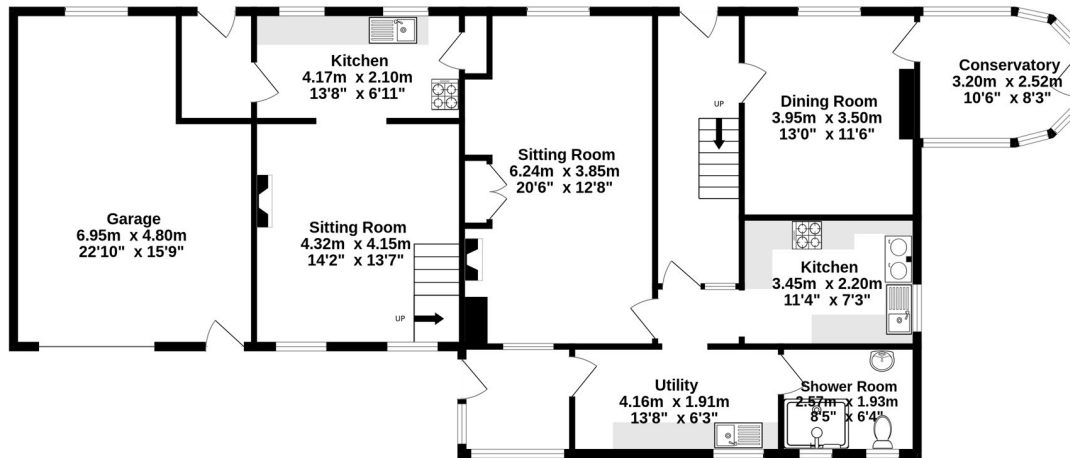
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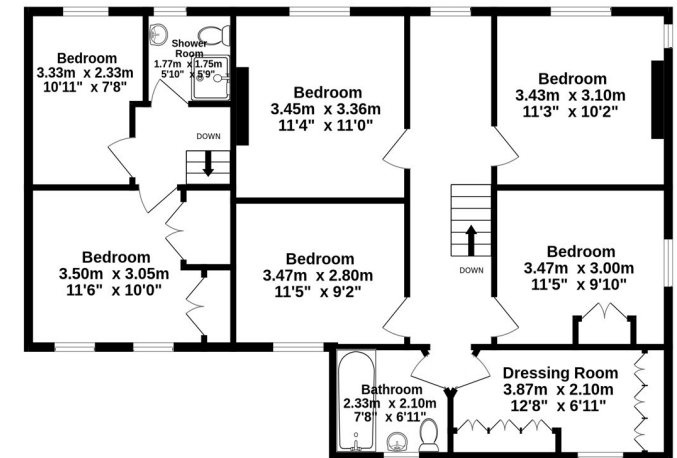




**Ground Floor**  
140.3 sq.m. (1511 sq.ft.) approx.



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

**Tel: 01626 353881**

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