



**Dainton Cider Press,**  
Dainton, Newton Abbot, TQ12 5TZ

Established

**RENDELLS**

1816



# Dainton Cider Press,

Dainton, Newton Abbot, TQ12 5TZ

**Guide Price £795,000**

Dainton Cider Press is a beautifully presented and recently renovated barn conversion situated within the sought after village of Dainton. The property offers 4/5 spacious bedrooms, a stunning and bespoke open plan kitchen and a lovely landscaped garden with an additional large area of garden across the lane.

## **Situation:**

Located within the village of Dainton, situated approximately halfway between the medieval town of Totnes and the lively, bustling market town of Newton Abbot is the popular village of Ipplepen and the small rural hamlet of Dainton is located approximately one mile to the east. Ipplepen has an extensive range of amenities including; a small supermarket, primary school, two churches, public house, medical centre, sports field/play park and village hall. Petrol station located at the top of the road to Dainton offering a Spar Shop and Royal Mail post office services. Newton Abbot and Totnes both offer a wider range of amenities and main line railway stations linking to London Paddington. The A38 Devon Expressway is also within easy reach which allows commuting to Plymouth, Exeter and beyond via the M5 Motorway.

From Newton Abbot continue along the A381 towards Totnes passing Dainton Golf Club until you reach the Texaco & Spar/Post Office. Turn left onto Marlton Road signposted Marlton & Compton. Proceed along 800 yards and take the next left into Dainton and the property shall be towards the end of the lane on the left hand side.

## **Accommodation:**

The front door leads into a large entrance hall with a door leading into the main reception rooms and two ground floor bedrooms/further reception rooms. The property is has benefitted from significant alteration and improvement and now offers a wonderful open-plan kitchen/dining room with a vaulted ceiling and skylights flooding the space with natural light. The room then leads into the main living area with a fireplace with wood burner and lovely bi-folding door opening out to the rear terrace. The two further rooms on the ground floor offer the flexibility of becoming two further reception rooms or two further ground floor bedrooms with one en-suite shower room.

The first floor accommodation offers a spacious master bedroom with a lovely en-suite shower room, and two further bedrooms and a luxury bathroom room.

## **Gardens and Outside:**

The property sits in quiet lane running through the village. The gardens are divided into two separate areas. To the rear of the property there is an attractive and recently landscaped private garden with a lovely terrace and an area of lawn. Also adjoining the house is a single integral garage with an internal door into the kitchen. Just across the lane and opposite the house there is a private parking area for a number of vehicles. Beyond the parking area steps lead up to further extensive area of lawned garden offering a wonderful family garden or green fingered garden pursuits.









**Services:** The property is supplied by mains electricity along with Soler Panels feeding underfloor heating and hot water, mains water, private drainage.

**Local and Planning Authority:**

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

**Council tax band:** F

**Energy Performance Certificate:** D

**Tenure:** The property is freehold.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, 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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		

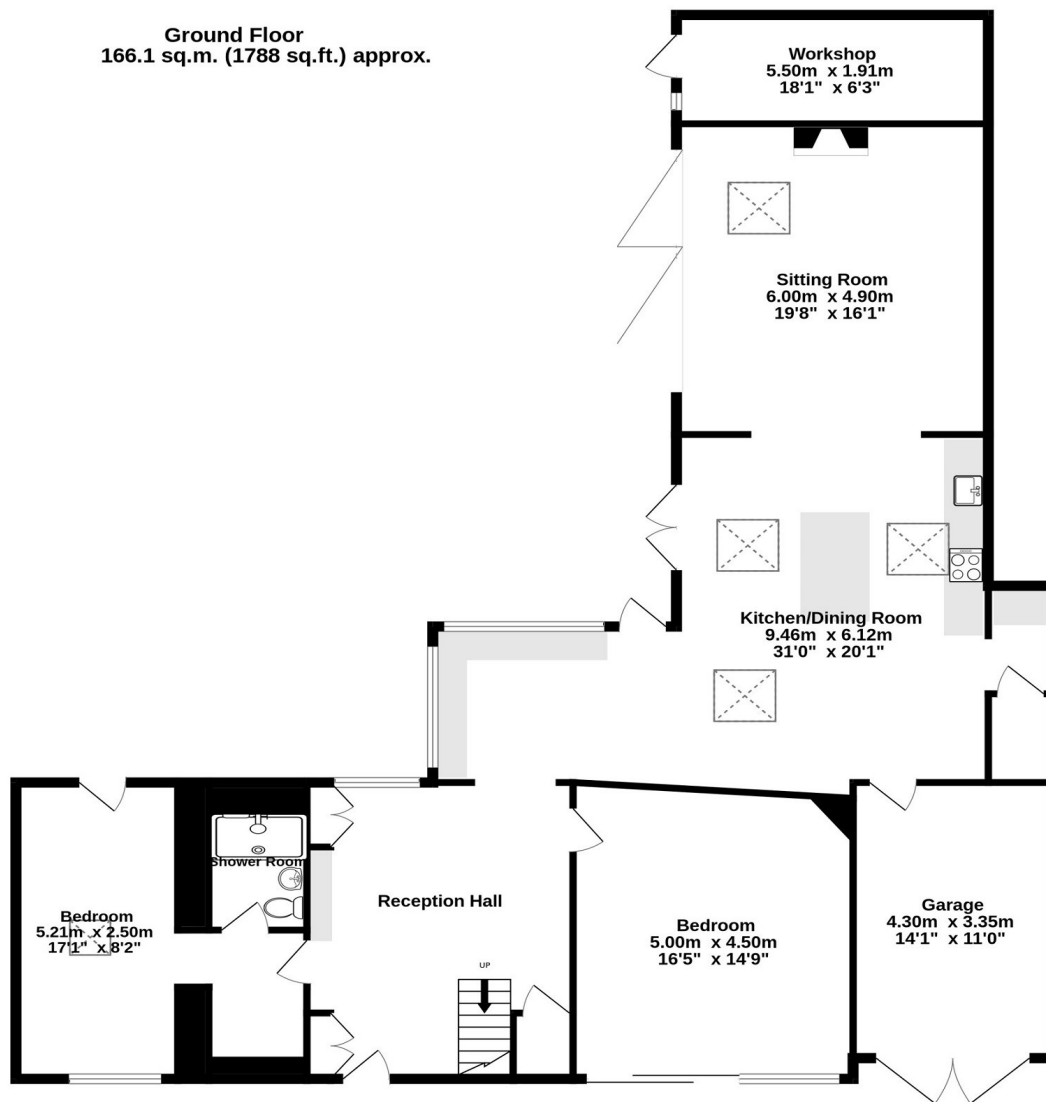




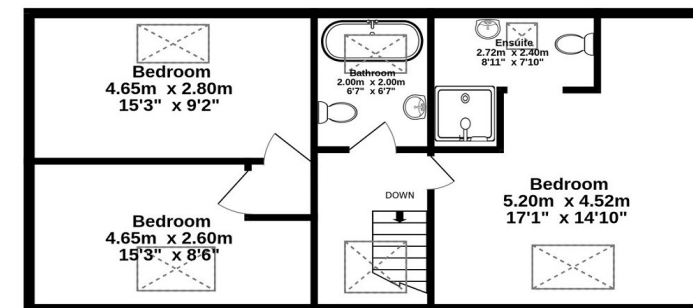




**Ground Floor**  
166.1 sq.m. (1788 sq.ft.) approx.



**1st Floor**  
57.7 sq.m. (621 sq.ft.) approx.



**TOTAL FLOOR AREA : 223.8 sq.m. (2409 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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**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**