



Little Down Orchard, Newton Poppleford

Guide Price £350,000

3 1 2



SITUATION

Situated in a peaceful village and cul-de-sac location on the outskirts of town, this beautifully presented three/four bedroom property offers an exceptional opportunity for those seeking a well-balanced combination of comfort, practicality, within an area of outstanding natural beauty. Perfectly suited to families, multi-generational living, or buyers looking for a quieter lifestyle without compromising on convenience, this home is ready to move into and enjoy.

PARKING/GARAGE

Externally, the property benefits from a generous driveway providing off-road parking for up to five vehicles, in addition to a well-maintained garage 7.1m x 2.5m - with power supply and lighting - offering further storage or secure parking. There are brick-built steps alongside a ramp leading to the front entrance.

LIVING/KITCHEN

The entrance porch leads into a spacious and inviting hallway, providing access to the living areas. The double-height staircase is a particular feature and there is additional storage under the stairs. The living room is comfortable and well-lit, ideal for both everyday living and entertaining guests. The dual fuel fireplace provides warmth and character to the centre of the home. The kitchen is well-proportioned and practical, offering ample workspace and storage, while the adjoining sun room provides a bright and versatile additional reception and dining space with pleasant views over the rear garden.

BATHROOM/WC

A key feature of the ground floor is the disability-adapted bathroom, designed with accessibility in mind, adding to the overall versatility of the property. The downstairs bathroom also has a convenient utility area with space for separate washer and dryer units, enabling separation of laundry facilities from the kitchen area. There is also a conveniently located WC serving the first floor, enhancing practicality for busy households.

BEDROOMS

On the first floor, the accommodation comprises two double bedrooms alongside a further single bedroom/study, each offering comfortable living space with flexibility for use as guest rooms or family bedrooms.

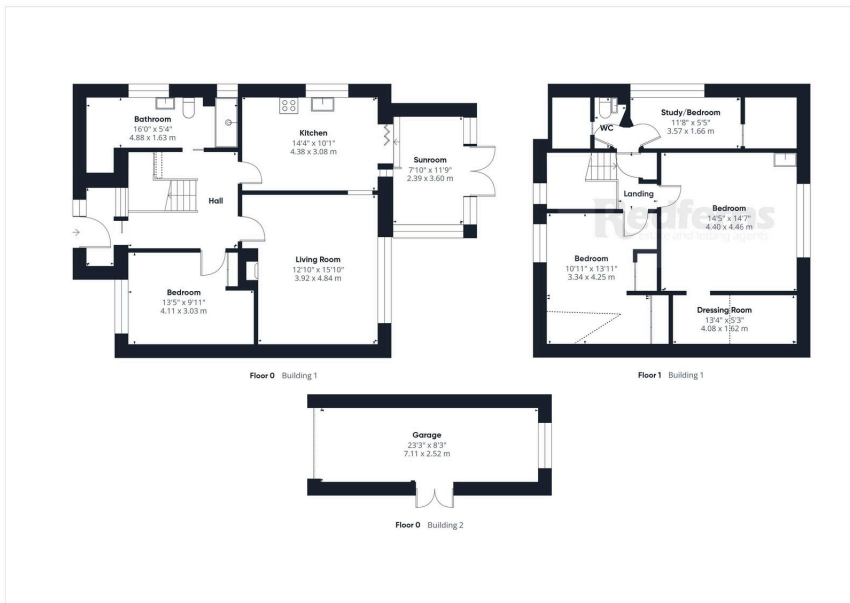
Bedroom 1: The spacious master bedroom benefits from built-in wardrobes, a vanity unit and an adjoining walk-in dressing room, with views over the gardens and Devon hills.

Bedroom 2: The second double bedroom is also well-proportioned, with a built-in wardrobe in addition to a separate walk-in closet, providing ample storage for the home.

Bedroom 3: The third double bedroom is downstairs and offers a built-in wardrobe and views over the front garden.

Bedroom 4/Study: This space offers a light, peaceful place for rest, work or play. An excellent space for a home office or single bedroom.





- 3/4 bedrooms
- Kitchen
- Log burner
- South facing garden
- Single garage
- Living room
- Sun room
- Double glazing
- Large driveway
- Council tax band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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