







The Old Farmhouse

**The Old Farmhouse, 9 North Street,
Ipplepen, TQ12 5RT**

A beautifully modernised 1790 period farmhouse in the heart of Ipplepen, offering spacious, character-filled accommodation and excellent natural light throughout.

The ground floor features a large sitting room with a double-sided wood-burner and access to a private courtyard, a charming kitchen opening into the lincay, a second cosy reception room with wood-burner, and a separate formal dining room with cloakroom and access to the driveway and EV charger.

Upstairs, the home provides four well-proportioned bedrooms, including an exceptionally large principal bedroom with a generous en-suite, plus a bright family bathroom. Many rooms benefit from dual-aspect windows, creating a bright and airy feel.

At the centre is an attractive, private stone-paved courtyard with access to the lincay, barns and storage.

The property also includes The Hayloft, a one-bedroom studio with en-suite and its own sunny deck, currently run as an Airbnb.

A stunning five bedroom traditional farmhouse in the centre of a highly sought after village surrounded by countryside and close to the nearby coastline.

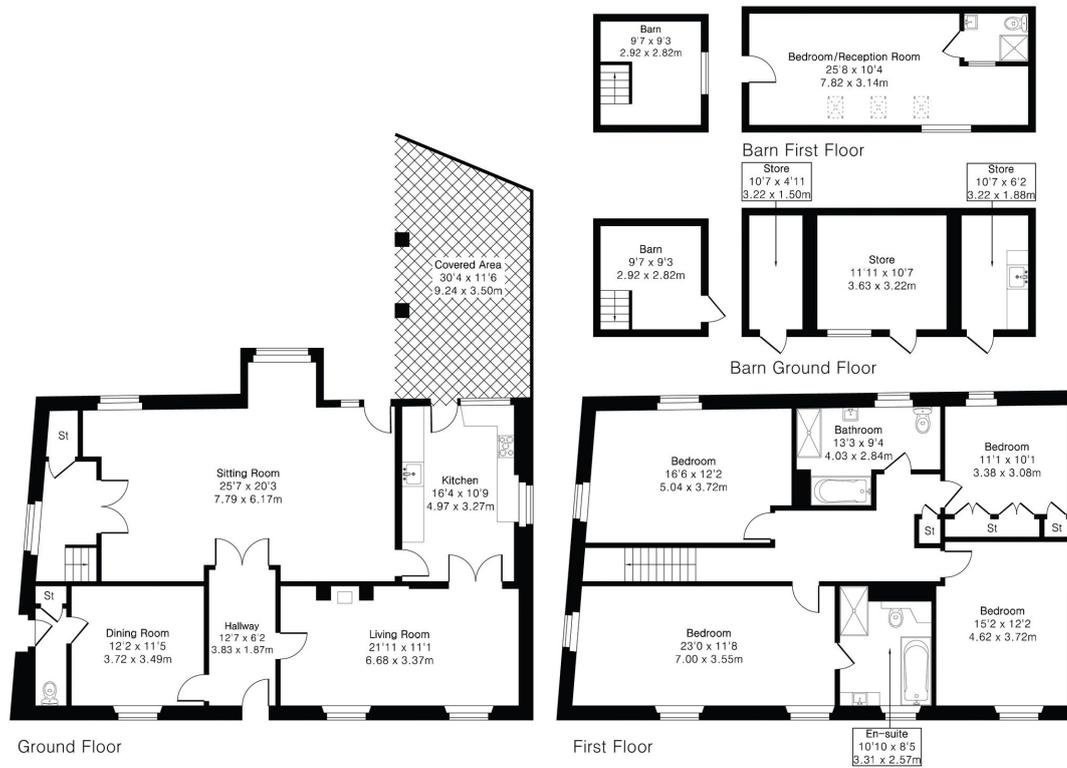
- **Detached Farmhouse**
- **Highly Sought After Location**
- **Beautiful Courtyard**
- **Five double bedrooms**
- **Wood Burners**
- **Generous Driveway Space**
- **EV Charger**
- **Versatile Reception Room**
- **Multi-generational Living**
- **Income Potential**
- **EPC D**



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**Approximate Gross Internal Area 2463 sq ft - 229 sq m
(Excluding Barns)**

Ground Floor Area 1238 sq ft – 115 sq m
 First Floor Area 1225 sq ft – 114 sq m
 Barn Ground Floor Area 353 sq ft – 33 sq m
 Barn First Floor Area 353 sq ft – 33 sq m



SERVICES

Mains electric, water and drainage, gas.

COUNCIL TAX

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TENURE

Freehold

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX Tel: 01626 361101

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01803 869920

WHAT3WORDS

explorer.fencing.rejoins

