

23 NORTH STREET  
IPPLEPEN



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 23 NORTH STREET

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A charming semi-detached character home located in a prime position within this vibrant village community. The property is further enhanced by a private garden office, offering a quiet professional retreat for those working from home. A rare opportunity to enjoy quintessential village life.

### Situation

North Street is a peaceful conservation area in the picturesque heart of the sought-after village of Ipplepen. The village enjoys good amenities including: a Co-op shop, health centre, church, primary and pre school (with before and after school clubs), pub, and a popular dog-friendly café. Ipplepen also has a large park, with play areas, a brand new skate park, and tennis courts. The village is also home to popular cricket and football clubs, and Orley Common nature reserve. With numerous footpaths, and dog walking routes also easily accessible from the village; not to mention a dedicated dog exercise park; Ipplepen is a wonderful place to live.

Ipplepen is situated within a 15 minute drive of Totnes and Newton Abbot; offering a wide range of facilities and access to mainline train station to London Paddington (2hr 35min). Dartmoor National Park is approximately 6 miles distant; as are the breaches of Torbay and the A38 dual carriageway, linking Exeter Plymouth and M5 motorway network.

### Description

23 North Street is a charming grade II listed cottage, commanding a well-proportioned plot. Located close to the village centre, the property is set back from the road with a large gravel driveway providing parking for a several cars.

### Accommodation

On the ground floor, the property benefits from a large welcoming living room with ample space for a home working area, a wood burning stove and sliding doors leading to the garden. The kitchen/breakfast room is the hub of the house, with integrated appliances including dishwasher, fridge and freezer, a range style cooker, white farmhouse styled wall and base units, and ample space for a large family dining table.

The first floor features two double bedrooms. The large master bedroom is dual aspect with plenty of space for a desk, a freestanding wardrobe and chests of drawers. Bedroom two benefits from a fitted wardrobe and space for a desk. The family bathroom comprises a shower over bath, wash hand basin, WC and storage cupboard.

### Outside

To the front of the property is a large gravel driveway with parking for multiple vehicles, terraced flower beds and steps leading to a large decked seating area. To the rear of the property is a versatile family garden featuring a double glazed office with power, lighting and wired superfast broadband, two lawned areas, apple trees and a raised terrace enjoying elevated views across the picturesque countryside beyond, shaded by a willow tree.





## KEY FEATURES

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- Grade II listed
- Garden office with wired internet connection
- Ultrafast broadband
- Kitchen/breakfast room & 2 bedrooms
- Freehold
- Ample parking
- Close to amenities





# PROPERTY DETAILS

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**Property Address**

23 North Street, Ipplepen, TQ12 5RT

**Mileages**

Totnes 5 miles   Exeter 18 miles   Plymouth 28 miles   (approximately)

**Services**

Mains electric, water and drainage. Gas central heating. The boiler was installed in 2021. Super-fast broadband (with gigabit broadband upgrade available)

**EPC Rating**

Current: 43, Potential: 73

**Council Tax Band**

Band C

**Tenure**

Freehold

**Authority**

Teignbridge District Council

**Fixtures & Fittings**

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Viewing**

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.

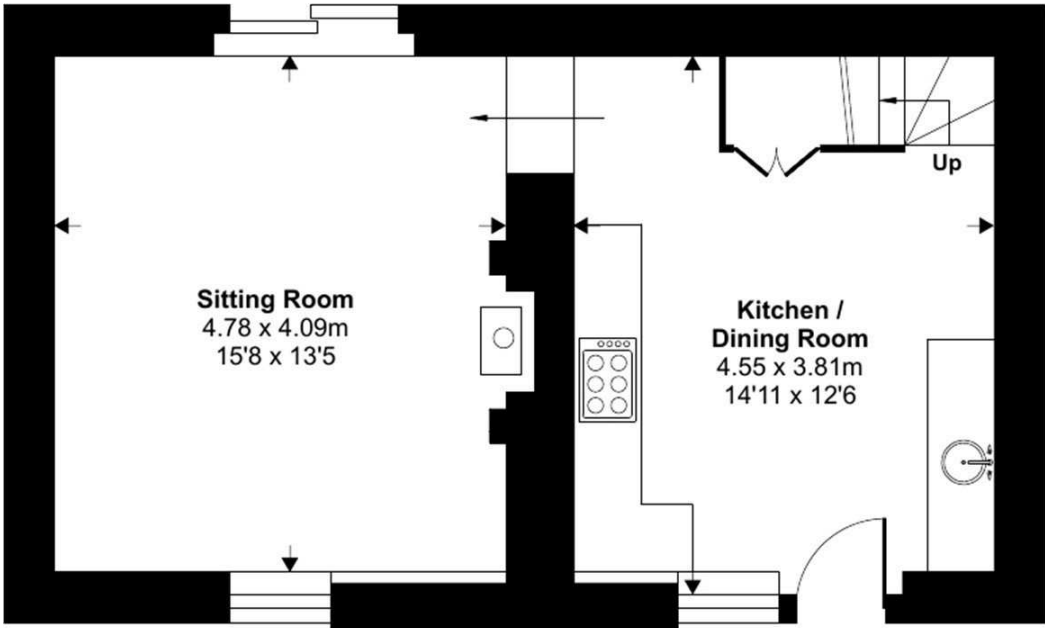
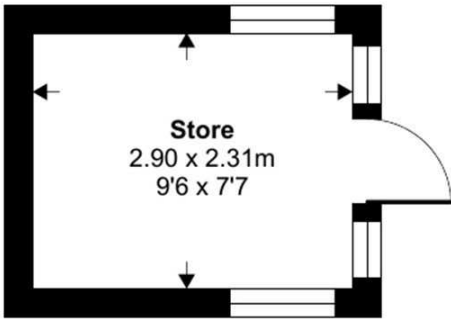
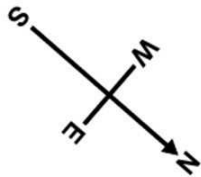


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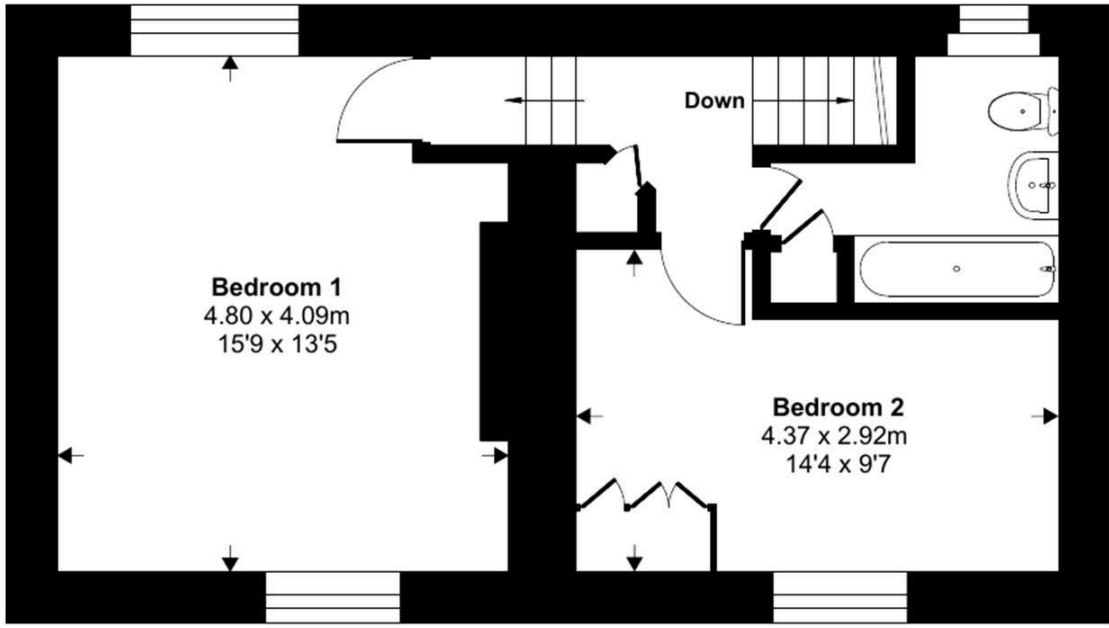
# FLOOR PLAN

Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Stags. REF: 979995



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