



Wrigwell Farmhouse
Ipplepen, TQ12 5UB

RENDELLS

Wrigwell Farmhouse

Ipplepen, Devon, TQ12 5UB

**Guide Price £795,000
including 28 Acres £1,395,000**

Offered to the market for the first time in almost a century, Wrigwell Farm House is a substantial detached farmhouse providing generously proportioned accommodation, complemented by a self-contained two-bedroom annexe. Formerly the principal residence of a larger farming holding, the property is set within approximately 3.62 acres of gardens, woodland and pasture, enjoying an attractive rural setting with considerable privacy.

Included in the overall price there is opportunity to acquire further acreage together with a range of agricultural and commercial buildings may be available by separate negotiation. The property presents an exciting opportunity for a purchaser to modernise, enhance and potentially extend the existing accommodation, subject to the necessary consents, creating an exceptional country home in a highly desirable location.

The Situation

Wrigwell Farm occupies an idyllic position within the small hamlet of Wrigwell, just outside the highly regarded village of Ipplepen. Ideally situated between the historic market town of Totnes (approximately 5 miles) and Newton Abbot (approximately 4 miles), the property benefits from excellent connectivity, with both towns offering mainline railway stations, comprehensive shopping facilities, restaurants and professional services.

Ipplepen itself is a thriving and welcoming community, offering an excellent range of amenities including a modern health centre with pharmacy, primary school, village hall, public house, coffee shop, convenience store, recreation grounds, tennis courts and bowling green. The village is also renowned for its active clubs, societies and community events, making it one of South Devon's most desirable rural locations.

The Accommodation

Entrance Hall

A welcoming entrance hall accessed via the front door, with staircase rising to the first floor accommodation.

Sitting Room

A spacious dual-aspect reception room enjoying views to both the front and rear. Features include an attractive stone fireplace with freestanding electric stove, together with a second open fireplace creating a charming focal point.

Dining Room

Positioned to the rear of the property, the dining room benefits from a wall-mounted electric fire and glazed door leading through to the conservatory.

Conservatory

A brick and uPVC conservatory enjoying delightful views across the adjoining fields and surrounding countryside, creating an ideal space for relaxation and entertaining.





Kitchen/Utility Room

A generous and practical kitchen incorporating a range of fitted base and wall-mounted units together with stainless steel sink and drainer. A step leads down to a further kitchen area fitted with additional cabinetry, freestanding electric cooker with extractor above, oil-fired range cooker and a second stainless steel sink. The room also benefits from built-in storage, part tiled walls and dual-aspect windows overlooking the surrounding grounds.

Shower Room

Comprising a shower enclosure with fitted shower, wash hand basin set within a vanity unit, low-level WC and heated towel rail.

Rear Entrance Lobby

A useful entrance porch with glazed uPVC doors and windows beneath a glazed roof, providing access to the kitchen and rear gardens.

The First Floor Accommodation

Bedrooms

The first floor offers four well-proportioned bedrooms, two enjoying views over the rear gardens and two overlooking the surrounding countryside to the front. Bedroom Two benefits from loft access.

Dressing Room

A separate dressing room fitted with an extensive range of built-in wardrobes providing excellent hanging and storage space.

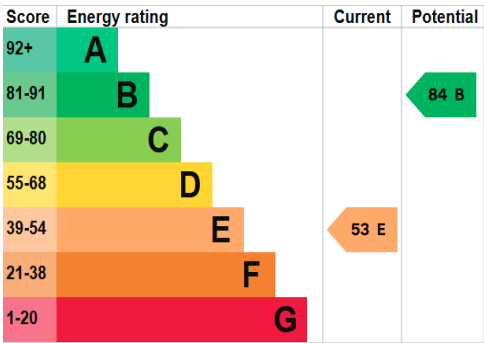
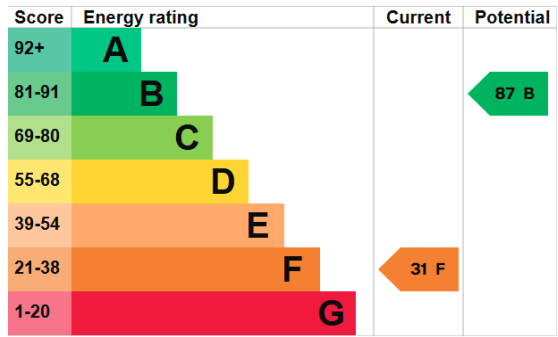
Family Bathroom

Fitted with a panelled bath, pedestal wash hand basin and low-level WC. A window to the front elevation enjoys views across the surrounding countryside.

The Annexe

The self-contained annexe is accessed independently from the rear of the property and offers flexible accommodation ideally suited to extended family, guests or ancillary income generation.

The accommodation comprises a fitted kitchen, living room, two first-floor bedrooms and a shower room.



The Grounds

Gardens & Garage

To the front of the property is a gravelled parking area providing ample space for numerous vehicles and convenient access to the rear entrance of the farmhouse.

The established gardens extend around the side and rear of the farmhouse, incorporating areas of lawn, mature planting and a stone track leading through the grounds. Beyond the formal gardens lies an attractive copse and woodland area, providing a delightful natural setting and enhancing the property's privacy and character.

Adjacent to the farmhouse is a pasture field included within the sale, which benefits from separate gated access onto the neighbouring lane and offers a valuable extension to the grounds.

Land & Outbuildings (forming part of the overall property price)

The agricultural land extends predominantly to the north of the farmhouse and comprises approximately 28 acres of productive pasture and grazing land. Divided into several manageable enclosures, several fields benefit from water supply and independent gated access directly from Wrigwell Lane.

The land presents opportunities for livestock grazing, equestrian use, smallholding enterprises or wider amenity purposes.

A comprehensive range of agricultural and commercial buildings is situated a short distance from the farmhouse, including traditional brick-built structures, steel-framed barns and timber workshops.

The buildings provide extensive storage and operational capacity and may offer potential for alternative commercial uses, diversification projects or redevelopment opportunities, subject to obtaining the necessary planning permissions.

Additional Information

Council Tax	Tenure
Band F.	Freehold.

Services

Mains water and electricity, oil-fired central heating and private drainage.

Local Authority

Teignbridge District Council.

Viewing

Strictly by appointment through Rendells Totnes Estate Agents.

Approximate Distances

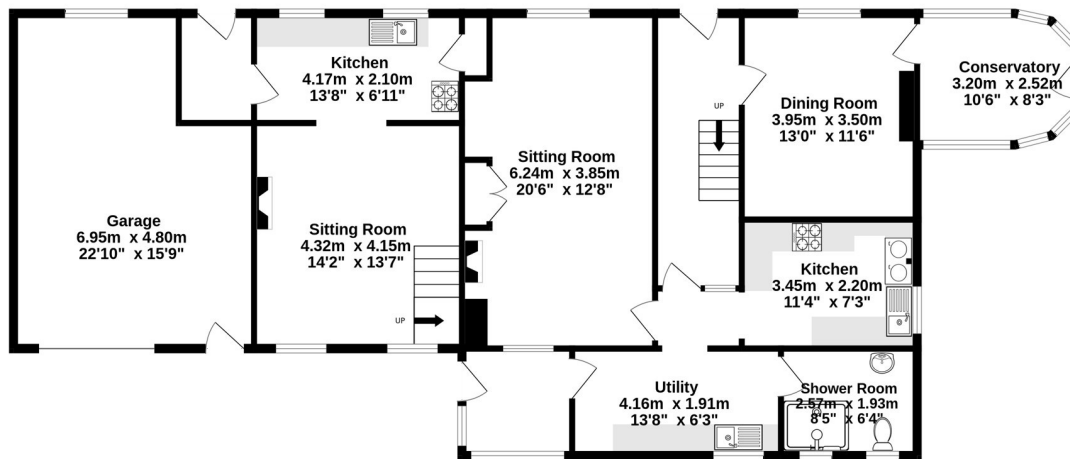
Newton Abbot – 3.9 miles, Totnes – 5.0 miles, Combeinteignhead – 6.8 miles, Torbay – 7.4 miles, Ashburton – 8.0 miles, Teignmouth – 10.5 miles, Shaldon – 10.5 miles, Dawlish – 13.5 miles, Exeter – 21.9 miles. (Mainline services from Newton Abbot provide access to London Paddington in approximately 2 hours 30 minutes.)

Directions

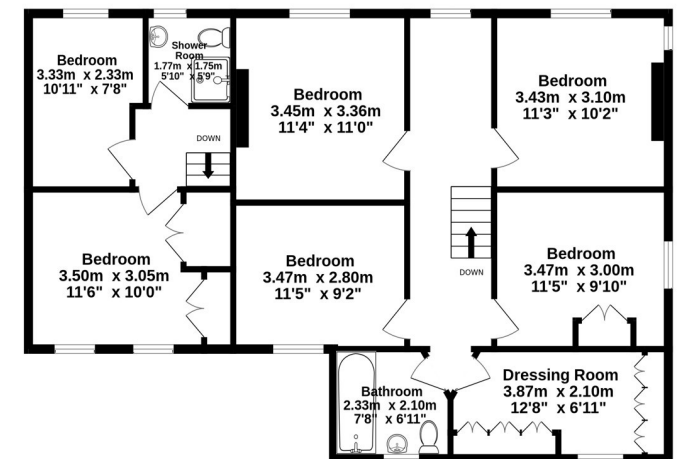
From Ipplepen proceed towards Wrigwell Lane, where the property will be found within the hamlet of Wrigwell, identified by a Rendells For Sale board. Further directions are available upon request.



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.
Made with Metropix ©2025

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