



Luscombe Maye

Since 1873

Orley Road, Ipplepen
Guide Price £695,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this charming and spacious four/five bedroom detached home with far reaching countryside views.

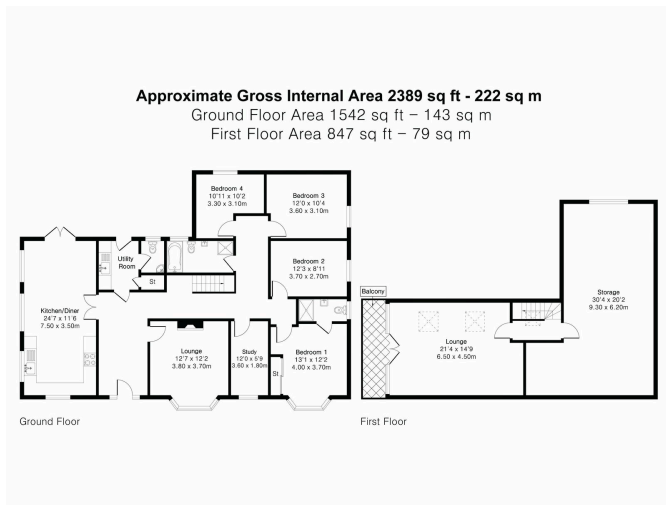
At the heart of the home lies the impressive kitchen/dining room, a bright, contemporary space designed for both everyday living and entertaining. Boasting a triple aspect, it is filled with natural light that floods the room. French doors open directly to the rear garden, framing far-reaching views across the neighbouring countryside. The lounge offers a cosy yet refined retreat, featuring a charming bay window and a beautiful log burner set on a granite hearth, creating the perfect setting for peaceful evenings at home. A separate utility room provides further practicality, fitted with additional wall and base units, work surfaces, an inset sink, and space and plumbing for appliances, also benefitting from a downstairs WC.

The principal bedroom is thoughtfully designed with fitted mirrored wardrobes and a south facing bay window. A private ensuite accompanies it, featuring a walk-in shower, WC and hand basin. Three additional double bedrooms provide excellent space and comfort, with views over the garden. A versatile fifth bedroom/study offers the ideal setting for a home office or guest space. The family bathroom is beautifully appointed.

Ascending the stairs, you enter the captivating first-floor lounge providing an uplifting and airy room that opens onto a private west-facing decked balcony. Here, you can unwind while admiring sweeping countryside views.

A substantial storage room adds exceptional potential. Already insulated and fitted with lighting, power points, and a rear-facing window, it benefits from planning permission for two additional double bedrooms. Alternatively, it could be reimagined as an expansive principal suite, offering flexibility to tailor the home to personal needs.





- Four/Five Bedroom Home
- South Facing Position
- Open Plan Kitchen/Diner
- Versatile Living Room
- Far Reaching Countryside Views
- Detached Property
- Master Bedroom with En-suite
- Tranquil Location
- Driveway
- Highly Sought After Village



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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