

SIMPLY GREEN

Wesley Terrace East Street, Ipplepen, Newton Abbot, TQ12 5SX

Newton Abbot -

Bedrooms: 3

Bathrooms: 1

Receptions: 3

Beautifully modernised throughout, this charming stone-fronted terraced cottage offers an exceptional blend of period character and contemporary styling. Situated in the heart of the highly desirable village of Ipplepen, the property has been thoughtfully upgraded to create a stylish and comfortable home, perfectly suited to modern living. The interior is light and inviting, with a seamless flow between living spaces, while outside a private, enclosed rear garden provides a peaceful and attractive setting complete with a paved terrace and lawn. This is a home that effortlessly combines charm, practicality, and quality finishes.

Location

The popular village of Ipplepen offers a strong sense of community along with a range of everyday amenities including a village shop, primary school, health centre, traditional pub/restaurant, church, and village hub.

Ideally positioned, the property lies between the historic town of Totnes, set on the banks of the River Dart, and the well-served market town of Newton Abbot, both of which provide a wider range of shops, services, and transport links including a mainline railway station.

Agent Notes

The property is located within a conservation area.

Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Local Authority

Teignbridge District Council





Ground Floor Accommodation

Upon entering, you are welcomed into a cosy yet elegant reception room, featuring a period-style fireplace and bespoke alcove storage with display shelving, enhancing both character and functionality.

Glazed double doors lead through to a second reception area, offering a versatile space ideal for dining or relaxing. A striking wood-burning stove set within an exposed stone chimney breast creates a wonderful focal point, while stairs rise to the first floor with useful storage beneath.

The kitchen/dining room has been beautifully upgraded to provide a bright and sociable space. A part-vaulted ceiling with roof lights floods the area with natural light, while French doors open directly onto the rear garden. The kitchen is fitted with a range of modern units and features an electric oven with gas hob, alongside a stunning ceramic sink which adds a timeless, classic touch.

Completing the ground floor is a cloakroom/WC, which also provides space and plumbing for a washing machine, and houses combination boiler (Installed in March 2024).

First Floor Accommodation

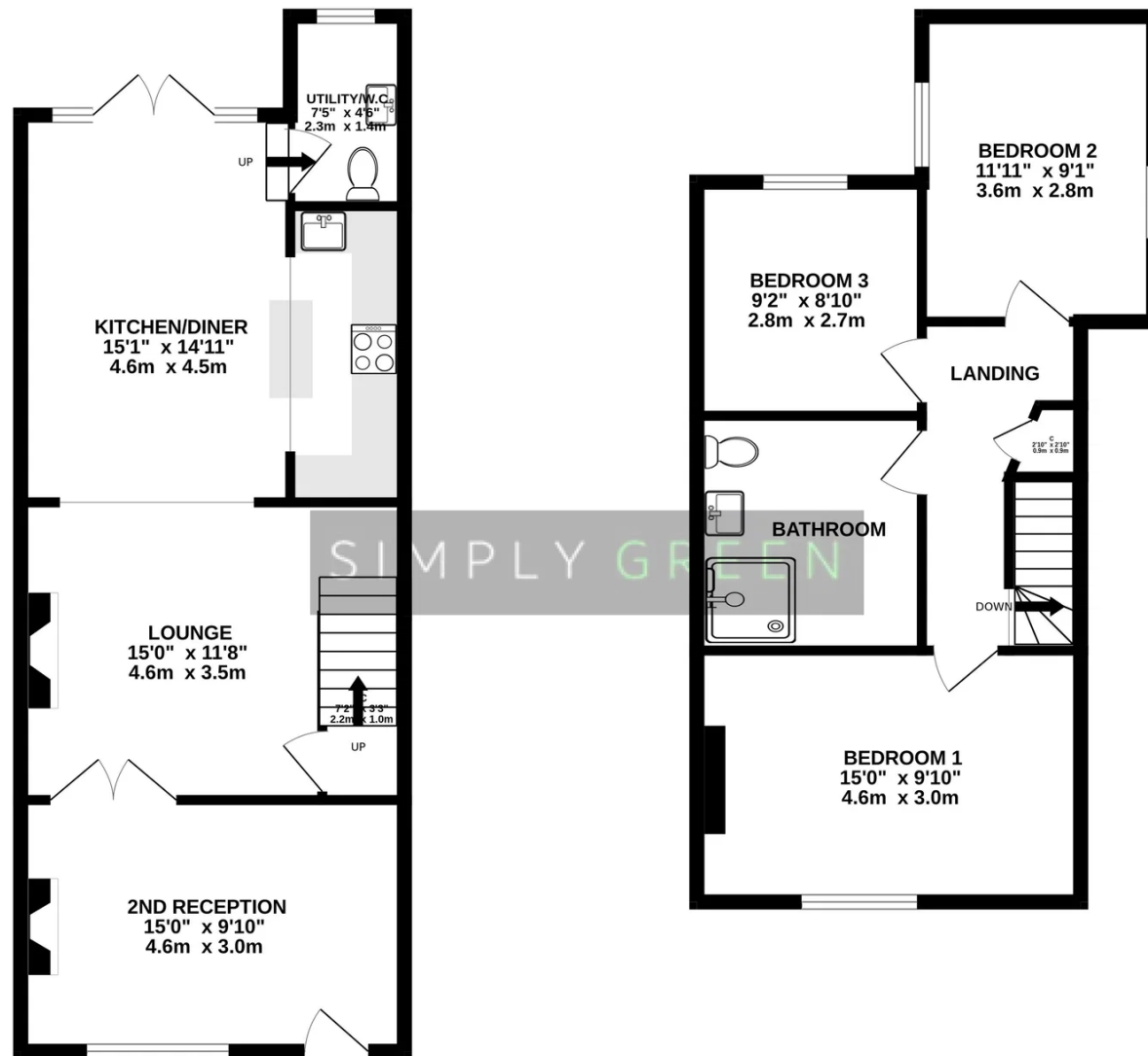
The first floor offers a spacious landing with storage cupboards. The landing leads to three well-proportioned bedrooms, all presented in a fresh and neutral style.

The bathroom has been finished to a particularly high standard, showcasing a charming rustic design with attractive tiling and crisp white décor. A standout feature is the wash basin set within a beautifully crafted wooden vanity unit, providing both practical storage and a stylish focal point.



GROUND FLOOR

1ST FLOOR



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.
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