



Greenhill,
1 North Street, Ipplepen, Newton Abbot, TQ12 5RT

Established

RENDELLS

1816

Greenhill, 1 North Street,

Ipplepen, Newton Abbot, TQ12 5RT

Price Guide £650,000

Greenhill offers the opportunity to acquire a spacious Grade II listed period family house which will require updating but also offers the opportunity to create a wonderful family home.

The house is situated in the heart of this sought after village and benefits from a substantial plot of 0.85 acre which incorporates a formal garden, an orchard and former growing areas and a further large area of enclosed garden.

Situation:

The property is situated within the heart of the village and close to local amenities. Ipplepen village is approx. 2.5 miles from Newton Abbot, 5 miles from Totnes, 6 miles from A38 Expressway. A village and civil parish located within the Teignbridge district of the county of Devon. The village offers a range of amenities and facilities including a public house, primary school, park, bowling club, village hall, post office, general store and medical centre.

Accommodation:

Ground Floor

Entrance Hall: The front door leads into the entrance hallway with stairs leading to the first floor and doors leading to the dining room and living room.

Living room: With a double-glazed sash window to the front, open fireplace with tiled hearth, recessed display area with shelving, door leading through to the kitchen/breakfast room.

Breakfast room: Aspect to the rear with a double glazed window, Rayburn, and built-in storage cupboard. There are further doors leading to the kitchen, dining room and side lobby.

The kitchen: Offering an aspect to the rear with a double glazed window, fitted units along with a stainless-steel sink and space for cooker.

Dining Room: Aspect to the front with a double-glazed sash window, fireplace with tiled hearth, recessed display area with shelving. Door opening to an under stairs cloakroom and WC. Cloakroom Low-level WC and pedestal wash hand basin. Side lobby with door giving side access to the property and door leading to the utility room.

Utility Room: With fitted worktops with a Belfast sink, space and plumbing for appliances, door opening to the rear courtyard.

First floor

Landing: A split-level landing with doors to the bedrooms and bathroom.

Bedroom one: Aspect to the front and with a double-glazed sash window, built-in vanity unit with sink, built-in storage cupboard.

Bedroom two: Aspect to the front with double glazed sash window and fireplace.

Bedroom three: Aspect to the rear with a double-glazed window, cupboard and shelving.

Bedroom four: Aspect to the rear with a double glazed window, a wall-mounted gas-fired boiler.

Bathroom: suite comprising a panelled bath with plumbed shower and shower attachment, low level WC, wash hand basin, double glazed sash window to the front.





Garden: To the front of the house there is a enclosed walled garden with a pedestrian gated entrance from the road. Adjacent to the property there is also a pedestrian right of way across a neighbouring private driveway giving access to a side entrance door. To the rear of the house, there is a small enclosed courtyard area with an outside store room and WC. Steps lead up to the formal area of garden which incorporates a large area of lawn and an oil tank. The garden leads through a further extensive area of garden which has historically been used as a growing area and now incorporates a number of fruit trees. Beyond this area there is a further large enclosed area of garden. The whole property sits in approximately 0.85 of as an acre.

Services: Mains electricity, mains water and drainage and a private oil tank.

Local and Planning Authority: Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council tax band: D - **Energy Performance Certificate:** E

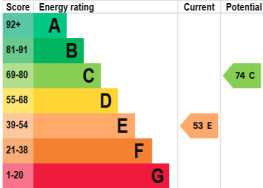
Tenure: The property is freehold with vacant possession.

Wayleaves, Rights & Easements: The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

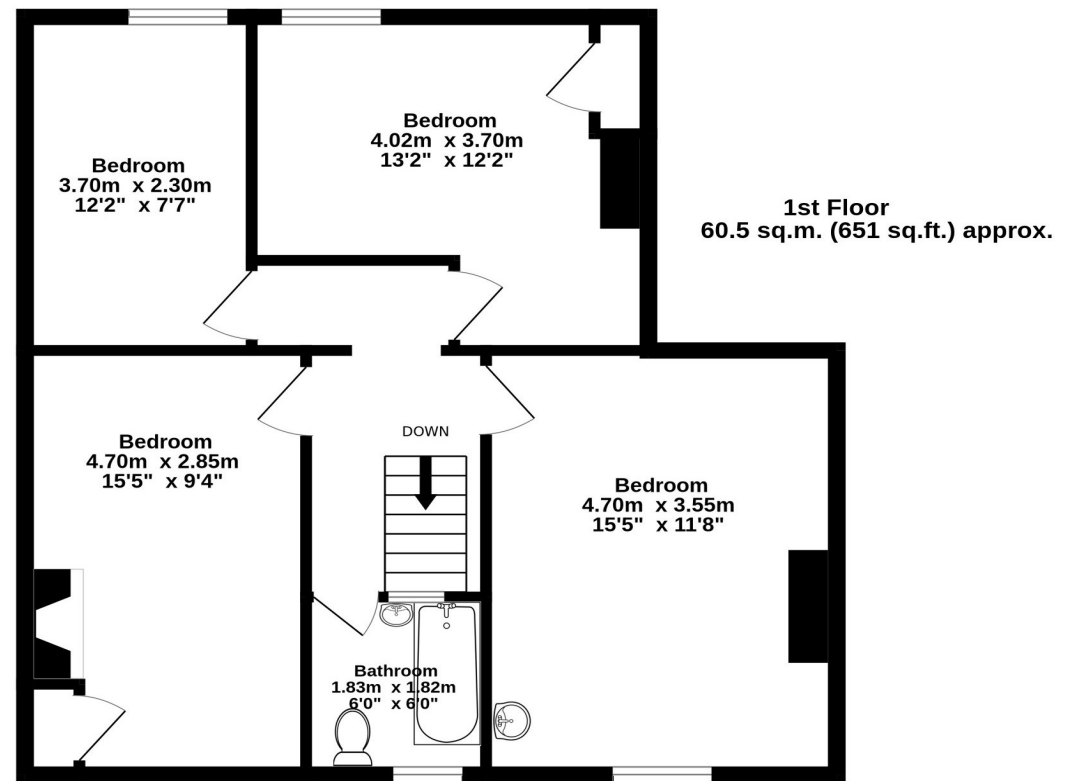
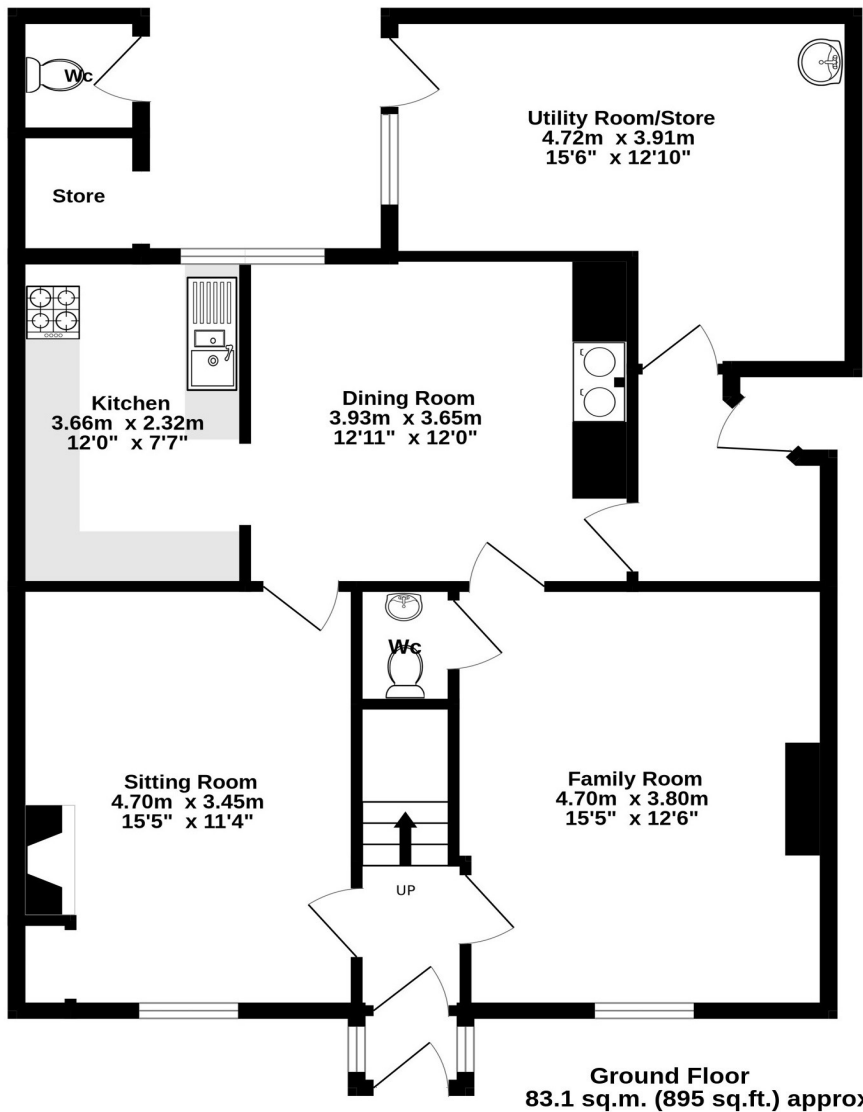
Boundaries, Roads & Fencing: The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents,
Tel: 01626 353881







TOTAL FLOOR AREA : 143.7 sq.m. (1546 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.
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- 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.

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