

**SAMPLE  
MILLS**



**Thorn Orchard  
Ipplepen  
Newton Abbot  
Devon**

**£535,000**  
FREEHOLD





**Thorn Orchard, Ipplepen, Newton  
Abbot, Devon**

**£535,000 freehold**

This 4 bedroom Detached family home is situated in a small quiet cul de sac location, set back from the main road in the popular village of Ipplepen providing easy access for all local facilities to include the local Church, Co-op, school, doctors' surgery, tennis courts, pub and restaurant, and also having easy access to Newton Abbot town centre and Totnes.

The accommodation internally comprises entrance hallway, downstairs cloakroom, kitchen/breakfast room, study, dining room with bay window and lounge with feature fireplace and patio doors leading onto the garden. Upstairs there are 4 bedrooms, master en-suite, and a family bathroom.

The property benefits from gas central heating, uPVC double glazing, electric charging point, mature front, rear and side gardens offering a great deal of seclusion and privacy, single garage and ample off road parking.

Viewing of this property is highly recommended for those seeking a property for a growing family in a village location.



Part glazed door with side screen opening through to:

#### Entrance Hall

Single panelled radiator. Central heating thermostat. Staircase rising to first floor. Door to:

#### Cloakroom

Pedestal wash-hand basin. Low level w/c. Partly tiled floor and walls. Heated towel rail. Obscure uPVC double glazed window. Coving to ceiling.

#### Lounge – 4.95m x 4.40m (16'3" x 14'5")

Wood burner set within feature fireplace on matching hearth with exposed beam over and gas point. TV point. Two double panelled radiators. uPVC double glazed window overlooking the rear garden. Coving to ceiling. uPVC double glazed sliding patio doors to the rear garden.

#### Dining Room – 2.75m x 2.50m (9'0" x 8'2")

Double panelled radiator. uPVC double glazed window to front aspect. Laminate flooring.

#### Kitchen/Breakfast Room – 5.00m x 2.50m (16'5" x 8'2")

Fitted kitchen. 1½ bowl stainless steel sink unit with mixer tap. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above. Built-in electric oven. Space for fridge/freezer. Breakfast bar with chrome ladder style radiator underneath. Partly tiled walls. uPVC double glazed window overlooking the rear garden. Spotlight points. Plumbing for washing machine. Additional worktop surface and base units. Wall hung gas boiler for hot water and central heating system with digital timer control box. Telephone point. Security alarm system. Part double glazed door out to the side garden.

#### Study – 3.30m x 1.95m (10'10" x 6'5")

Laminate flooring. Double panelled radiator. uPVC double glazed window to front. Built-in storage cupboard. Telephone point. Coving to ceiling. Spotlight points.

#### First Floor Half Landing

uPVC double glazed window. Staircase with banister and glass panels to:

#### Main Landing

Hatch to the roof space. Built-in shelved airing cupboard housing tank.

#### Bedroom 1 – 3.35m x 2.80m (11'0" x 9'2")

Two double built-in wardrobes. uPVC double glazed windows to two aspects overlooking the front. Spotlight points. Door to:

#### En-Suite

Tiled shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below. Low level w/c. Tiled floor. Ladder style radiator. Partly tiled walls. Shaver point.

#### Bedroom 2 – 3.08m x 2.70m (10'1" x 8'10")

Single panelled radiator. Built-in wardrobes. uPVC double glazed window overlooking the front.

#### Bedroom 3 – 2.79m x 2.13m (9'2" x 7'0")

Built-in wardrobes to one side. Single panelled radiator. uPVC double glazed window overlooking the rear garden.

#### Bedroom 4 – 3.35m x 2.57m (11'0" x 8'5")

Single panelled radiator. uPVC double glazed window overlooking the rear garden.

#### Bathroom

Inset bath with shower mixer tap attachment. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Shaver point. Obscure uPVC double glazed window. Tiled floor.

#### Outside

To the front of the property, there is an area laid to gravel with raised areas stocked with mature bushes, plants and shrubs. There is a shared driveway approach.

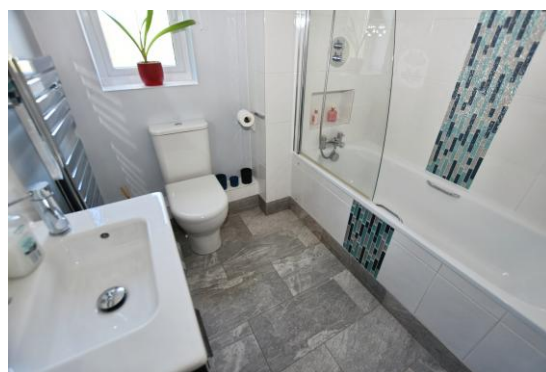
To the side of the property, there is a garden laid to lawn, again with mature bushes and plants. There is a side gate providing access to an area which has been laid to patio, where there is a wood store, which leads onto a garden to the rear which is predominately laid to lawn, stocked with a host of mature bushes, trees and shrubs offering a great deal of seclusion and privacy with raised borders again with various flowers and plants. There is an area laid to decking leading from the Lounge and a summerhouse. There is an outside tap and electric charging point. There is a courtesy door through to the garage (4.20m x 2.59m - 13'9" x 8'6") which has a roller door, power and light plus off road parking.

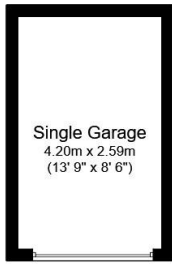
#### Agent's Note

Council Tax Band: 'E' £3164.36 for 2026/27

EPC Rating: 'C'

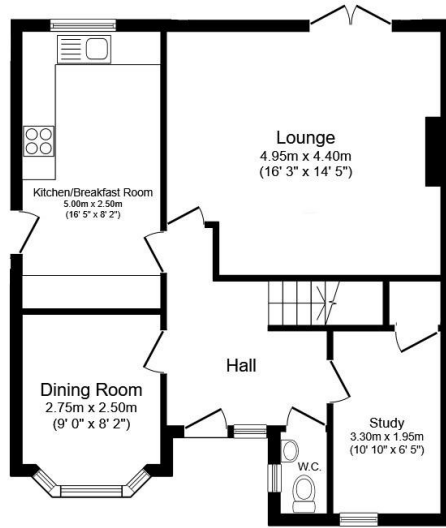
Long Term Flood Risk: Very Low



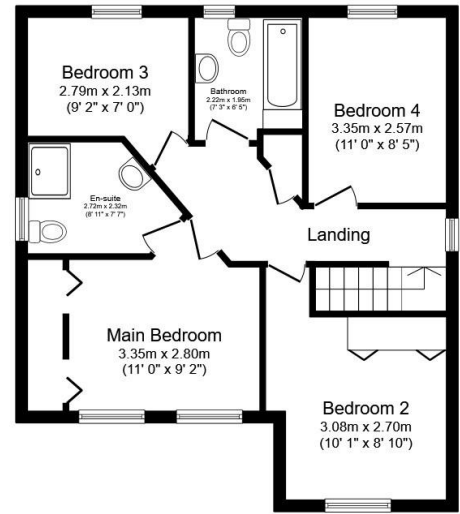


Single Garage  
4.20m x 2.59m  
(13' 9" x 8' 6")

Garage



Ground Floor



First Floor

Total floor area: 147.6 sq.m. (1,589 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.