

9, Rosemoor Road

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Ipplepen, Newton Abbot, Devon TQ12 5GF

Newton Abbot: 3.5 miles | Totnes: 5.5 miles | Exeter: 21 miles

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An impressive four-bedroom eco home in the sought-after village of Ipplepen, combining contemporary living with Passivhaus principles, a south-west facing garden and double garage

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- Last Home Remaining
- Parking and Double Garage
- Close to Amenities
- EV Charging Point
- Council tax band TBC
- Impressive Eco Home
- Attractive Development
- South West Facing Garden
- Freehold

Guide Price £550,000

SITUATION

A short stroll from Ipplepen's centre, the property is conveniently placed for a small supermarket, post office, primary school, two churches, public house, medical centre, sports field, play park and village hall.

Newton Abbot and the historic castle town of Totnes offer wider amenities and mainline railway connections to London Paddington. The nearby A38 Devon Expressway provides access to Plymouth, Exeter and the M5. Dartmoor National Park and the South Devon coast are both within approximately a 30-minute drive, offering opportunities to enjoy the surrounding countryside and coastline.

DESCRIPTION

Enjoy contemporary village living in an energy-efficient eco home with flexible interiors and a south-west facing garden. Built by Belfield Developments to Passivhaus principles, the property forms part of an Ipplepen development designed by Gale & Snowden.

Advanced insulation, triple glazing and high-performance doors complement air source heating and MVHR. The developer's stated specification includes natural materials, VOC-free paint, avoidance of plastics and harmful chemicals, and reduced electromagnetic radiation. Airtightness is stated to be ten times better than a standard new home built to Building Regulations.







ACCOMMODATION

The entrance hall gives access to the principal ground-floor accommodation, with stairs rising to the first floor. A separate study provides a useful home office or additional reception room, while a ground-floor WC adds everyday convenience.

The heart of the home is the L-shaped, open-plan kitchen, dining and living space. The kitchen is fitted with solid wood cabinetry, quartz worktops, Siemens appliances and a wine cooler. It opens into the dining and sitting areas, creating a sociable setting for family life and entertaining, with doors leading onto the rear patio. Engineered wood flooring and underfloor heating complete the ground-floor living areas. A laundry room, accessed from the kitchen, is fitted with a sink, washing machine and tumble dryer.

On the first floor are four double bedrooms. The principal bedroom has an en suite bathroom and dressing area, while the second bedroom also benefits from an en suite. The remaining two bedrooms are served by the family bathroom. Wool carpets finish the bedrooms, and underfloor heating extends throughout. The property also benefits from a video doorbell.

OUTSIDE

The approach provides off-road parking for two vehicles and access to the double garage, which also has a pedestrian door to the rear. An EV charging point is provided. A lawned front garden continues around the side of the house.

To the rear, the generous garden is predominantly laid to lawn, with a patio adjoining the living accommodation for outdoor seating and dining. Its south-west orientation makes this a particularly appealing space to enjoy afternoon and evening sunshine.

SERVICES

Mains water, drainage and electricity. Air source heat pump supplying underfloor heating throughout. Mechanical ventilation with heat recovery (MVHR). EV charging point and a three-phase electricity connection, offering potential for faster charging in the future.

Full-fibre broadband. According to Ofcom, mobile coverage is likely through the major providers.

DIRECTIONS

From Newton Abbot, take the A381 towards Ipplepen. Turn right into Foredown Road and continue for approximately a third of a mile, following East Street and Bridge Street past the Methodist Church. Turn right into Tremlett Grove and follow the road around to the right. Turn left into the development; No. 9 is the last house on the left.

What3Words: ///estimate.latitudes.supply

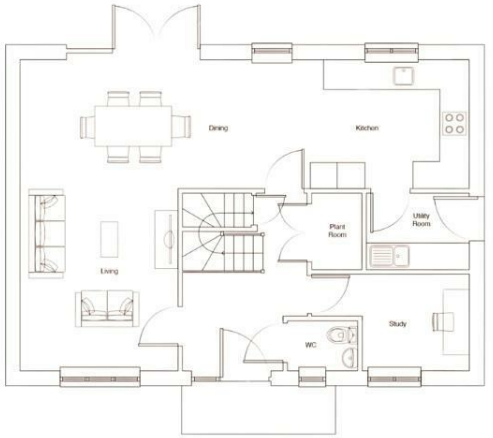






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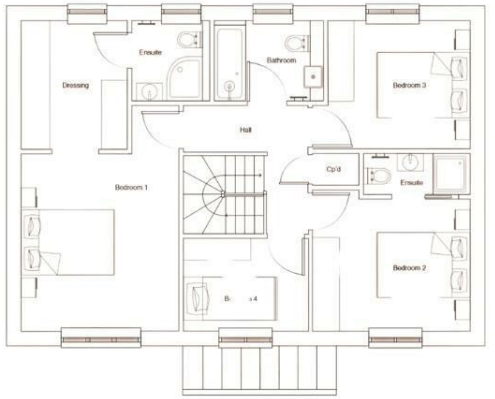




Total internal area: 142sqm
(Floorplans and dimensions for Plot 3

Ground Floor

Kitchen	3.76m x 2.94m
Living/Dining	6.48m x 2.94m
WC	1.69m x 1.15m
Study	2.45m x 2.20m
Utility	2.26m x 1.95m

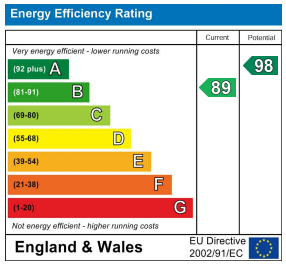


First Floor

Bedroom 1	4.08m x 3.54m
Ensuite	2.07m x 1.79m
Dressing	2.88m x 2.37m
Bedroom 2	3.60m x 3.19m
Ensuite	2.44m x 1.04m
Bedroom 3	3.25m x 2.94m
Bedroom 4	2.80m x 2.22m
Bathroom	2.59m x 1.93m

Please note that floorplans show approximate measurements only. Exact layout, sizes and measurements may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to site the page, as a result this pan is not to scale.

STAGS



The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454