



Connells

Vine Cottage Fore Street
Ipplepen Newton Abbot



Property Description

Occupying a delightful position in the heart of the sought-after village of Ipplepen, Vine Cottage is a substantial Grade II listed link-detached home extending to approximately 3,740 sq.ft, offering a rare combination of period charm, versatile accommodation and impressive proportions throughout.

Rich in character and history, this distinguished home showcases a wealth of original features, including fireplaces and charming period detailing, with beautifully spacious rooms that create a wonderful sense of light and scale. The accommodation includes three generous reception rooms, providing exceptional flexibility for family living, entertaining, home working or multi-generational use.

The property's substantial footprint offers versatile living space rarely found in homes of this type, while the large garden provides a wonderful outdoor setting for relaxing, entertaining and enjoying the village surroundings.

Vine Cottage perfectly balances historic appeal with practical family accommodation, presenting a rare opportunity to acquire a characterful village home of considerable scale. Positioned within a thriving Devon village with everyday amenities close by, the property offers an enviable lifestyle in a picturesque setting.

A truly unique home, combining heritage, space and timeless charm in one of South Devon's desirable village locations.

Front Of The Property

Wrought iron gate to the front with a low maintenance gravel area to both sides. Gravel driveway to the right-hand side provides parking for one vehicle in front of the garage.

Entrance Porch

Obscure windows to the front and side. Door into the reception hallway.

Entrance Hallway

Wonderfully spacious hallway with a bay window to the front, storage cupboards, stone flooring, feature fireplace and a wall mounted radiator.

Cloakroom

Obscure window, WC, vanity wash hand basin with storage, and a wall mounted heated towel rail.

Reception Room One/Drawing Room

14' 11" x 14' 10" (4.55m x 4.52m)

Bay window to the front of the property, stunning floor to ceiling stone fireplace with log burner, storage cupboard and a wall mounted radiator.

Reception Room Two/Morning Room

16' 1" x 15' 6" (4.90m x 4.72m)

Two bay windows with shutters to the front of the property, built-in storage and shelves, feature fireplace and a wall mounted radiator.

Lounge

19' 7" x 15' 10" (5.97m x 4.83m)

Door with shutters to the rear garden, feature fireplace with log burner and a wall mounted radiator. Door to inner hallway.

Inner Hallway

Door to the rear garden.

Kitchen/Dining Room

29' 1" x 17' 8" (8.86m x 5.38m)

The kitchen/dining room features a part vaulted ceiling with velux and sash windows, flooding the room with natural light. Base units, inset Belfast sink, gas fire Aga, plumbing for dishwasher, two wall mounted radiators, door to the pantry and door to utility room.

Utility Room

The utility room offers wall and base units, one bowl stainless steel sink/drainer, induction hob with extractor over, oven, plumbing for washing machine, space for tumble dryer, space for fridge freezer and door leading to the garden.

First Floor

Storage cupboards and a wall mounted radiator. Stairs to the second floor.

Bedroom One

16' 1" x 15' 10" (4.90m x 4.83m)

Sash window with shutters to the rear of the property, built in cupboards, loft hatch, wall mounted radiator and door to the ensuite.

Ensuite

Vanity WC and wash hand basin unit with storage, shower, extractor fan, fully tiled and a wall mounted heated towel rail.

Bedroom Three

14' 1" x 11' 8" (4.29m x 3.56m)

Bay window with shutters to the front of the property, storage cupboards and a wall mounted radiator. Door though to bedroom five.

Bedroom Four

15' 11" x 11' 4" (4.85m x 3.45m)

Two bay windows with shutters to the front of the property, storage cupboard and a wall mounted radiator.

Bedroom Five

13' x 11' 11" (3.96m x 3.63m)

Two bay windows with shutters to the front of the property, built-in storage, cupboards and a wall mounted radiator. Door into bedroom three.

Shower Room

Obscure window, bath with shower over and glass screen, vanity wash hand basin and WC with storage, extractor fan, part tiled and a wall mounted heated towel rail.

Second Floor

Bedroom Two

22' 7" x 17' 2" (6.88m x 5.23m)

Velux windows to the front and rear of the property, loft hatch, eaves storage, door to the dressing room and a wall mounted radiator.

Rear Of The Property

The large, level rear garden has been well maintained and offers a high level of privacy. The patio area provides ample space for garden furniture with a stone wall and steps up to the lawn. A pathway takes you to a paved seating area with pergola over. The garden is bordered by mature plants and shrubs with two established trees.

Garage

19' 5" x 8' 2" (5.92m x 2.49m)

Side opening doors.









Total floor area 347.5 m² (3,740 sq.ft.) approx
 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



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4 Bank Street
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EPC Rating: Council Tax
 Exempt Band: F

Tenure: Freehold

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Property Ref: NAB313305 - 0002