

SIMPLY GREEN

Farthings,
Ideford



A highly desirable detached property enjoying a privileged location on the edge of the village of Ideford, overlooking neighbouring fields and countryside.

The property has superb sized gardens, ample parking, a garage and spacious accommodation throughout.

An internal viewing is recommended.

The village of Ideford offers a popular local inn and a church. It is approximately two miles from the bustling town of Chudleigh and four miles from the market town of Newton Abbot.

For the commuter, the A380 dual carriageway to Exeter and M5 beyond is approximately one mile away and Newton Abbot has a direct railway line to London Paddington.

An extended detached bungalow, enjoying a delightfully sunny plot on the edge of the village and adjoining farmland providing easy access to commuter routes, especially the A380. "Farthings" is an extended 3 bedroom detached bungalow offering great versatility and designed to take in the passage of the sun throughout the day.

The garden is relatively level and benefits from areas of raised patio area and lower level lawn as well as paving to the front.

There is a long driveway leading to a detached garage offering ample parking including enough space for a motorhome.

A high degree of interest is anticipated and a viewing is highly recommended.

The South Devon coastline and its popular beaches are within approximately 5 miles. Communications are excellent for a property with such a quiet and rural village setting with the A38 dual carriageway being just one mile away, providing quick links with Newton Abbot approximately 7 miles to the South, junction 31 to the M5 motorway is approximately 8 miles and Exeter is approximately 12 miles to the north.

Both Newton Abbot, Teignmouth and Exeter have mainline railway stations to London Paddington.

The accommodation comprises a set of opening uPVC double glazed doors leading into the conservatory. The conservatory offers a vaulted roof with inset spotlights, laminate flooring, fitted blinds and views across the neighbouring fields. A wide opening leads through to the kitchen/breakfast room.

The kitchen/breakfast room is extensively fitted with a range of wall and base units with roll edge work surfaces, an electric induction hob with brushed stainless steel double oven and microwave, an integrated dishwasher, space and plumbing for a generously sized American style fridge freezer. An extensive range of matching cupboards along one wall space and plumbing for automatic washing machine and a one and a half bowl sink inset with single drainer, extractor hood, uPVC double glazed window and doors accesses the side porch.

Side porch. uPVC double glazed windows to side and rear aspect. Fitted worktop with stainless steel drainer and single bowl sink inset and fitted cupboards below. A uPVC double glazed door leads to the side and rear gardens.

The accommodation continues from the kitchen/breakfast room through to an open plan living space with stripped pine floorboards. A delightful dual aspect room with uPVC double glazed windows to the South and West aspects taking in the outlook over the property's garden and nearby farmland. Double opening patio doors also give access onto the attractive raised deck patio and further features include a fitted cast-iron log burner and inset LED spotlights. A wide opening leads through to the study area. The study area is again dual aspect with uPVC double glazed windows to the East and South aspects. From the living room, a glazed door gives access to the hallway with halogen down lighters and double fitted cloaks cupboard.

The accommodation continues to a master bedroom suite with a uPVC double glazed window to the rear aspect. This is a double room with fitted Sharps wardrobes along wall one wall. A set of double doors flow through to the recently refitted ensuite shower room offering a large uPVC double glazed window with fully tiled walls, a double width tiled shower cubicle with extractor fan, inset spotlights, VELUX windows, wall mounted heated towel rail, WC, pedestal wash hand basin, radiator and tiled effect flooring.

Bedroom two. This is a dual aspect room with uPVC windows to the front and rear aspect. Fitted Sharps wardrobes, access to roof space and door through to the ensuite shower room. The ensuite shower room has a mixer shower with bi-folding door, pedestal wash hand basin, WC, uPVC obscure double glazed window, tiled walls and extractor fan

Bedroom three. UPVC double glazed windows to the front aspect and it also benefits fitted Sharps wardrobes. The refitted family bathroom benefits a uPVC obscure double glazed window, fully tiled walls, panelled bath with central mixer tap and shower over, pedestal wash hand basin, WC, attractive tiled effect flooring, wall mounted heated towel rail, inset spotlights and built in cupboard housing the hot water cylinder and hanging space









Floorplan

Ground Floor

Approx. 137.2 sq. metres (1476.6 sq. feet)



Total area: approx. 137.2 sq. metres (1476.6 sq. feet)



**TENURE: Freehold
COUNCIL TAX BAND E**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



Outside

To the front of the property, it is approached via a tarmac driveway and parking area. The front garden is paved and gravelled for easy maintenance and makes a delightful sitting area. A 5 bar gate gives pedestrian access to the remainder of the front garden which has a circular paved patio, bordered by flowerbeds incorporating well stocked shrubs and attractive plants. A driveway gives access down the side of the property to the rear garden where a detached garage with double opening doors can be found offering power and lighting. A section of the rear garage has been partitioned off to create a utility area.

The rear garden is a real feature of the property with the current vendors attractively landscaping this, including a larger than average timber decked patio area offering a great deal of privacy to entertain family and friends with bordering timber balustrade. It is also the perfect place to enjoy the views across the neighbouring fields and surrounding countryside. A set of steps with external lighting lead to a set of uPVC double glazed doors that lead through to the open plan living area. External power points. The decking continues around to the side of the property with further lighting and access to the side porch. A set of timber steps lead down to a larger than average lawned garden offering delightful views. Access to the garage can be found via a barn style door. Timber shed and a variety of attractive flower beds incorporating attractive plants and shrubbery. Further timber shed and a seating area too which to enjoy the property.

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