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THE AWARD WINNING
ESTATE AGENTS

7 North Street, Ipplepen
Freehold



7 North Street, Ipplepen, Newton Abbot, TQ12 5RT

A substantial period home in the heart of this desirable village.

- Video Walk-Through Available
- Substantial Former Farm House
- 6 Bedrooms & 3 Bathrooms
- 4 Reception Rooms
- Enclosed Rear Garden
- Driveway Parking
- Grade II Listed
- Sought-After Village
- Lots of Character Features
- EPC: Exempt



With Medieval origins thought to date as far back as the 1500s and Tudor times, this wonderful property was restored with skill and attention to detail in the early 1990s. Grade II listed, the property is brimming with individual period features including exposed beams and A frames, stone fireplaces; one with a bread oven, wide floorboards and much more.

The detached property is beautifully situated just a stone's throw from the centre of this well-served and highly sought-after village and its extensive range of amenities including small supermarket, health centre, popular public house, primary school and well-attended church. Ipplepen is located approximately 4 miles from the market town of Newton Abbot, famous for its racecourse and offering easy access to the A380 South Devon Link Road north to Exeter and the M5 beyond. Around 5 miles in the opposite direction is the pretty castle town of Totnes with its bohemian atmosphere. Both Newton Abbot and Totnes have mainline railway stations. Also around 5 miles' drive is the coast at Torbay.

The property occupies an enclosed plot with the front having feature stone walls, a terrace and level lawn. An in and out driveway at the front provides off road parking for a number of vehicles. At the rear, the garden is again enclosed by natural stone walls and is predominantly laid to lawn with shrub borders, a stone pathway running along the back of the property.

currently housing a large wood burner and illuminated alcove over. A square farmhouse-style kitchen has cupboards on all sides and plenty of space for a central dining table and chairs. There is a separate utility room off the kitchen with back door. On the first floor are 4 double bedrooms and a family bathroom with 4-piece suite including a shower cabinet and WC and a further separate WC access from a split-level landing. The master bedroom is particularly spacious with 3 steps down to a large en-suite bathroom.

The guest wing, located at the rear of the property, has a connecting door from the utility room and its own entrance door from the rear garden. This briefly comprises a living room and fitted kitchen on the ground floor and 2 bedrooms and bathroom on the first floor.

PARKING

In and out driveway at the front providing parking for a number of vehicles.

GARDENS

Enclosed front and rear gardens with lawns and terraces and feature stone walls.



ACCOMMODATION

The accommodation is extensive and is accessed through twin doors and a vestibule into a spacious reception hallway with guest cloaks/WC off. Enjoying natural light through a rear-facing window, the hallway also features an old decorative range set into a recess and a turning, almost spiral stone staircase to the first floor. The main house features 3 separate reception rooms offering much versatility, the largest with a feature stone fireplace

DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.



Approximate total area

2843.60 ft²

264.18 m²



AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council.

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From Newton Abbot take the A381 Totnes Road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Follow the road into the village and at the war memorial turn right into North Street. The property can be found on the left hand side.

**This property
is EPC exempt.**