





4 Thorn Orchard, Ipplepen, Newton Abbot, TQ12 5RG

A first class detached house located in this highly-coveted village.

- Fabulous Detached House
- 4 Double Bedrooms (Master En-Suite)
- Superb Living Spaces
- Show-Stopping Interior
- Remodelled & Extended
- Double Garage & Driveway
- Quality Finish
- Cul-de-sac Location
- Viewing a Must

A stylish and sophisticated detached house expertly remodelled and enlarged over recent years and now providing a first class village home. Tucked away in the far corner of a small cul-de-sac of detached homes, the property occupies a lovely plot with a secluded south-facing rear garden with smart paved terrace, well-kept lawn, raised deck and vegetable beds. An integral double garage with remote electric door and driveway provide plenty of parking at the front.

The highly sought-after village of Ipplepen is located partway between the market town of Newton Abbot with its main line railway station and the ancient town of Totnes with its bohemian atmosphere. The thriving village offers a most active social environment with many clubs/societies and village hall. Amenities include a small supermarket, post office, primary school, modern health centre, church, Play Park, tennis courts, Bowling Green and well-run public house/restaurant.

ACCOMMODATION

The stylish interior is presented in show home order and is brimming with quality features such as oak flooring and internal doors, a Peter Booth kitchen with fashionable island and oak and granite countertops and high-end sanitary ware. The ground floor is accessed through a reception hallway with cloakroom/WC off and a turning staircase to the first floor with window on a half landing providing natural light. A show-stopping L-shaped main reception area is ideal for family living or entertaining a large crowd. The kitchen area has patio doors to an adjacent outdoor terrace, whilst the dining area is currently home to a 12-seater table with bay window overlooking the front. In addition, there is plenty of space for a sofa and chairs. Sliding doors then provide access to an excellent size sitting room which is flooded with natural light through twin remote Velux window lights in its vaulted ceiling and a 5 pane bi-folding door

virtually the full width of the room. There is also a modern wood burning stove. Finally, completing the ground floor is a useful study with plumbed utility cupboard off.

On the first floor, a landing with airing cupboard provides access to four double bedrooms, all with fitted wardrobes. The principle bedroom is a real treat with spacious walk-in wardrobe, part-vaulted ceiling and very impressive ensuite with freestanding bath and large shower cabinet. Lastly, there is an up-to-the-minute family bathroom with separate shower enclosure.

Ground Floor

Lounge	16' 8" (5.08m) x 15' 5" (4.7m)
Kitchen/Diner (max)	27' 6" (8.38m) x 24' 5" (7.44m)
Study	10' 9" (3.28m) x 6' 0" (1.83m)
Cloaks/WC	

First Floor

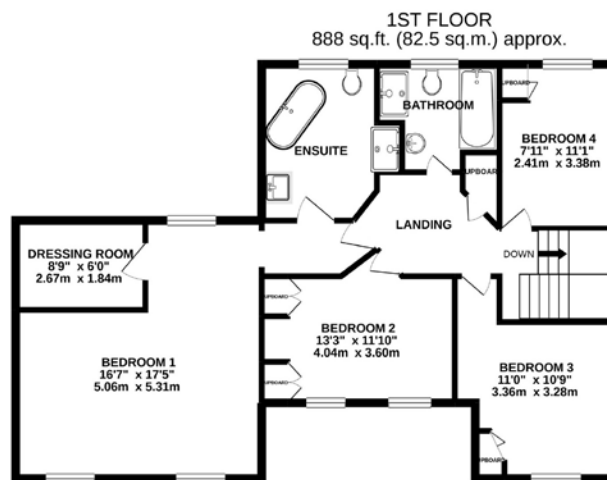
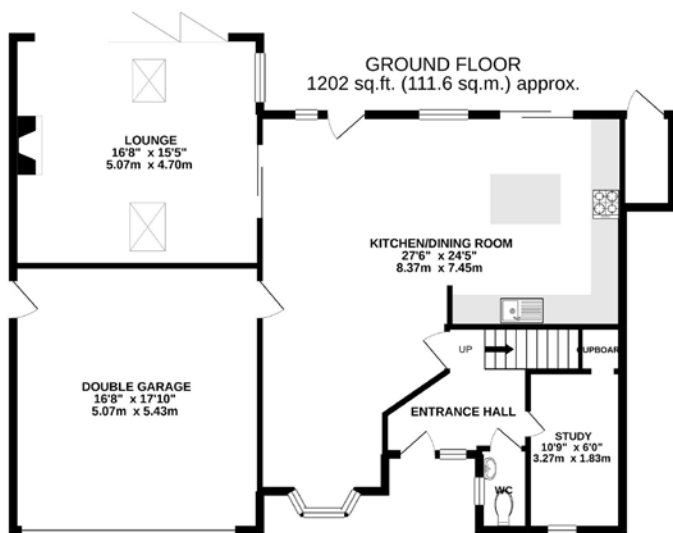
Bedroom 1	16' 7" (5.05m) x 17' 5" (5.31m)
En-Suite	
Dressing Room	8' 9" (2.67m) x 6' 0" (1.83m)
Bedroom 2	13' 3" (4.04m) x 11' 10" (3.61m)
Bedroom 3	11' 0" (3.35m) x 10' 9" (3.28m)
Bedroom 4	7' 11" (2.41m) x 11' 1" (3.38m)
Bathroom	

OUTSIDE

Beautifully landscaped and privately enclosed garden to the rear and around to one side. Broadly south-facing and featuring an attractive paved terrace, lawn, mature planting, timber deck and raised vegetable beds.

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.





TOTAL FLOOR AREA : 2089 sq.ft. (194.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020

AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge District Council

Viewings

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

PARKING

Integral double garage 16' 8" (5.08m) x 17' 10" (5.44m) with remote electric door. Driveway for several vehicles.

DIRECTIONS

From Newton Abbot take the A381 to Ipplepen. Turn right into Foredown Road. Take the 3rd left into Thorn Orchard.

