





1 The Glebe, Ipplepen, Newton Abbot, Devon, TQ12 5TQ

Exclusive living, in a first class address.

- Stunning Detached House
- 6 Bedrooms (2 en suite, 1 ground floor)
- 4 Reception Rooms
- Impressive Eat-In Kitchen
- Gas Central Heating & Double Glazing
- Contemporary Fittings Throughout
- Immaculate Order Inside & Out
- Driveway & Double Garage
- Exclusive Location
- No Chain From Early 2019

One of just six detached homes, around 30 years old, the house has recently been the subject of an extensive programme of updating and remodelling to now provide an immaculate home with up-to-the minute quality fittings.

The front door opens to a vestibule with guest cloakroom off and double aspect study with inner door to the main reception hallway. This has a turning staircase to a part galleried landing and is open plan to the adjoining double aspect lounge which features a wood burner and bespoke book shelving. There is a sitting room overlooking the garden and a dining room with vaulted ceiling and extensive glazing including French doors to the garden. The triple aspect kitchen / breakfast room is a real show stopper with an extensive range of cabinets, high-end integrated appliances and breakfast bar, beautifully finished with polished solid granite counter tops. There is also a separate plumbed utility room. Also on the ground floor is a double bedroom (6) with en suite shower room created by using part of the double garage – subject to the necessary permissions there is potential to bring part of the garage forward. On the first floor the part galleried landing, with window providing natural light, provides access to five bedrooms. The master bedroom has a selection of contemporary fitted furniture and stunning en suite bathroom. There is also an up-to-the-minute family shower room with 1.8m long walk-in shower cabinet.

The Glebe is a coveted and exclusive address located on the rural edge of the village. Amenities include a small supermarket, post office, health centre, primary school, two churches, a public house / restaurant and various sports facilities. Dainton Golf Course is approximately two miles away and a timetabled bus service operates to the nearby market town of Newton Abbot (approx. 4 miles) and castle town of Totnes (approx. 5 miles), both offering a wider range of amenities and railway stations.

Torquay is around 5 miles drive and the Dartmoor National Park around 7 miles.

ACCOMMODATION

Ground Floor

Reception Hallway	
Lounge	15' 7" (4.75m) x 13' 0" (3.95m)
Dining Room	16' 11" (5.16m) x 11' 0" (3.35m)
Sitting Room	11' 7" (3.53m) x 11' 0" (3.36m)
Study	9' 2" (2.8m) x 8' 8" (2.65m)
Vestibule	
Cloakroom / W.C	
Kitchen/Breakfast Room	20' 10" (6.35m) max x 15' 7" (4.76m)
Utility	9' 9" (2.97m) x 8' 2" (2.48m)
Bedroom 6	9' 7" (2.91m) x 7' 6" (2.28m)
En Suite	

First Floor

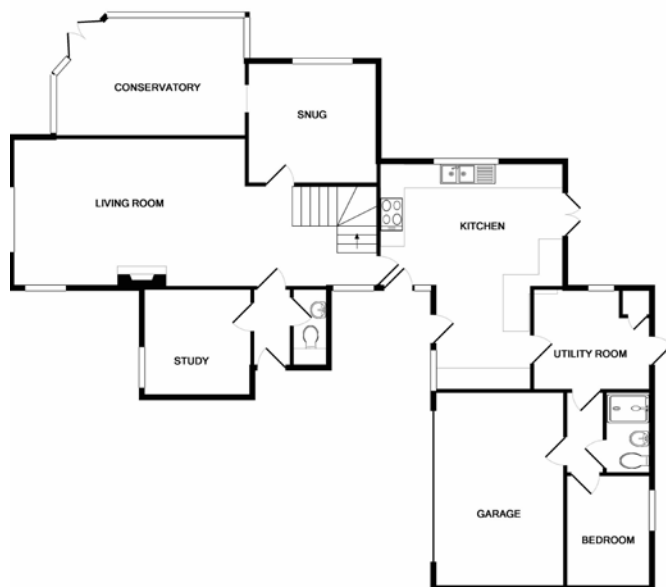
Bedroom 1	13' 5" (4.1m) x 13' 0" (3.96m)
En Suite	
Bedroom 2	11' 8" (3.56m) x 11' 0" (3.36m)
Bedroom 3	14' 0" (4.27m) x 7' 10" (2.38m)
Bedroom 4	21' 8" (6.6m) x 10' 0" (3.06m) min
Bedroom 5	9' 3" (2.81m) x 8' 8" (2.65m)
Shower Room	

OUTSIDE

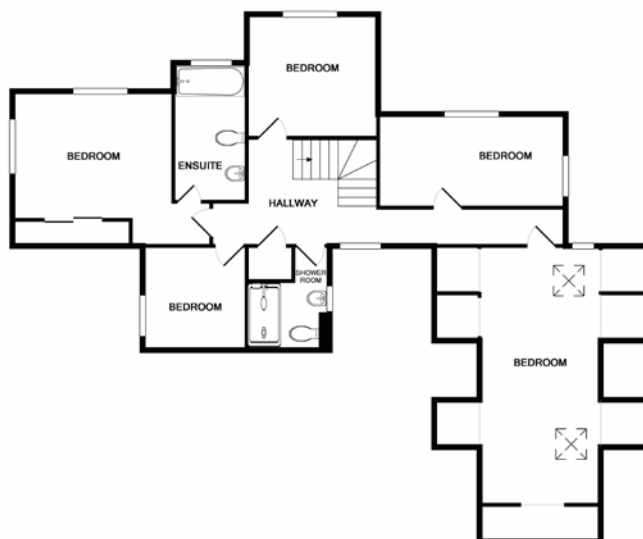
Standing on a completely enclosed and level plot enjoying much privacy, the property has lovely gardens with neatly tended lawns, patios and flower beds. There is a double width driveway providing parking and access to an attached double garage 15' 1" (4.6m) x 11' 0" (3.36m).

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 ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.





GROUND FLOOR
APPROX. FLOOR
AREA 1348 SQ.FT.
(125.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1121 SQ.FT.
(104.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 2469 SQ.FT. (229.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metronix 02018

AGENTS NOTES

Note: This property is offered with no upward chain but a completion date will not be achievable until early 2019.

Tenure

Freehold

Local Authority

Teignbridge District Council - Band F

Viewings

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

DIRECTIONS

From Newton Abbot take the A381 Totnes Road to Ipplepen. Turn right into the village (Foredown Road) and follow the road straight through the village. As you reach the village hall follow the road around to the right (signposted Torbryan), past the church. The Glebe is the first turning on the right.

