



## Ipplepen

3x  1x 

ENERGY RATING D65

- Video Walk-through Available
- Character Cottage
- 3 Bedrooms
- Spacious Lounge/Diner
- Galley-Style Kitchen
- Modern Bathroom
- Lovely Enclosed Rear Garden
- Detached Utility/Store
- Sought-After Village
- Tucked-Away Location

**Guide Price:**  
**OIEO £325,000**

FREEHOLD

2 Motehole Cottages, Croft Road, Ipplepen, Newton Abbot, TQ12 5SS



## 2 Motehole Cottages, Croft Road, Ipplepen, Newton Abbot, TQ12 5SS

A delightful 18th century non listed character cottage located in the heart of the highly sought-after and well-served village of Ipplepen.

With a lovely sunny walled garden at the rear complete with a useful outbuilding the cottage offers modern benefits including a gas central heating system with a combi boiler replaced in 2021 and replacement upvc frame double glazed windows. These features team seamlessly with individual and attractive character and an immaculate finish.

The village of Ipplepen is located around 4 miles from the market town of Newton Abbot with its extensive selection of shops and businesses and around 5 miles from the historical town of Totnes famous for its bohemian atmosphere. Both towns have mainline railway stations and are accessible via a bus service from Ipplepen. The village offers a vibrant lifestyle opportunity for all age ranges with many clubs and societies. Within a short stroll from the cottage is the local inn / restaurant, coffee shop, small supermarket, modern health centre, primary school, church, village hall and play park and sports field.

### The Accommodation:

Stepping inside the beautifully presented interior is surprisingly light and airy. The front door opens into a hallway with deep recessed walk in storage cupboard. A lovely open plan living room features a wood burner in a stone chimney breast, has the stairs to the first floor, a lovely wooden effect floor covering and plenty of space for both sitting and dining furniture. With a door to the rear garden and double aspect windows is the kitchen fitted with a range of cabinets. Also on the ground floor is a well-appointed bathroom with up to the minute suite including a bath with dual shower over, a vanity basin and low level WC.

Moving up to the first floor there are three well-proportioned bedrooms the principal particularly large and featuring a decorative cast iron fireplace.

### Outside:

At the rear is a charming walled garden with paved terrace, lawn and colourful planting.

A very useful outbuilding at the end of the garden providing both storage and utility space. Plumbing for a washing machine and stainless-steel sink.

### Directions:

From Newton Abbot take the A381 out of town towards Totnes. After around 4 miles take the main right hand turn into Ipplepen. Follow the road for a few hundred meters and at the cross roads turn left into Croft Road. Motehole Cottages can be found on the right hand side.



# 2 Motehole Cottages, Croft Road, Ipplepen, Newton Abbot, TQ12 5SS



## Agents Notes:

Council Tax: Currently Band A

Tenure: Freehold

Mains water. Mains gas. Mains drainage. Mains electricity.

The property is approached over a pathway shared with one other property.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is non-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. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.