

HONEYWELLS IPPLEPEN



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

HONEYWELLS

Situated in the popular village of Ipplepen, a substantial detached family home, built by the current owners approx. 20 years ago and beautifully presented throughout offering ample living space, six bedrooms, annexe, driveway parking, double garage and delightful garden.

On approach, wrought iron electric gates open to a paved driveway, providing parking for several vehicles along with a double garage. A covered portico with double doors open to the reception hall with a galleried landing, central staircase and vaulted ceiling. An archway leads to the kitchen/breakfast room and doors to the sitting room, dining room, master suite, three further bedrooms and a family bathroom. The triple aspect sitting room offers ample space and leads to the conservatory and out to the patio. The well-equipped kitchen has a range of wall and floor units along with integrated appliances, a separate utility room provides space for a washing machine and tumble dryer. A door from the kitchen leads to the dining room which provides ample space for entertaining and flows out onto the patio. Completing the ground floor are four bedrooms, the master having built-in wardrobe space and en-suite shower room.

To the first floor are two double bedrooms, one with a walk-in wardrobe and en-suite. The other bedroom has a lockable door leading to the annexe bedroom and en-suite, which can also be accessed from the utility room and externally at the side of the property. The annexe comprises an open plan kitchen/dining room with stairs to the first floor leading to a sitting area and a bedroom and en-suite.

Outside the property offers a delightful garden which is enclosed and mainly laid to lawn with bed various flower beds and borders along with a patio areas, summer house and workshop. There garden has a working well which serves seven outside taps.



PROPERTY DETAILS

Property Address

Honeywells, Clampitt Close, Ipplepen, Devon

Mileages

Totnes 5 miles Exeter 18 miles Plymouth 28 miles (approximately)

Services

Mains electric, water and drainage. Gas central heating. Solar panels

EPC Rating

Current: 83, Potential: 87

Council Tax Band

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Tenure

Freehold

Authority

Teignbridge District Council

Key Features

- Substantial detached family home
- Flexible accommodation
- 6 bedrooms
- 1 bedroom annexe offering income potential
- Ample parking and double garage
- Delightful rear garden with working well

Fixtures & Fittings

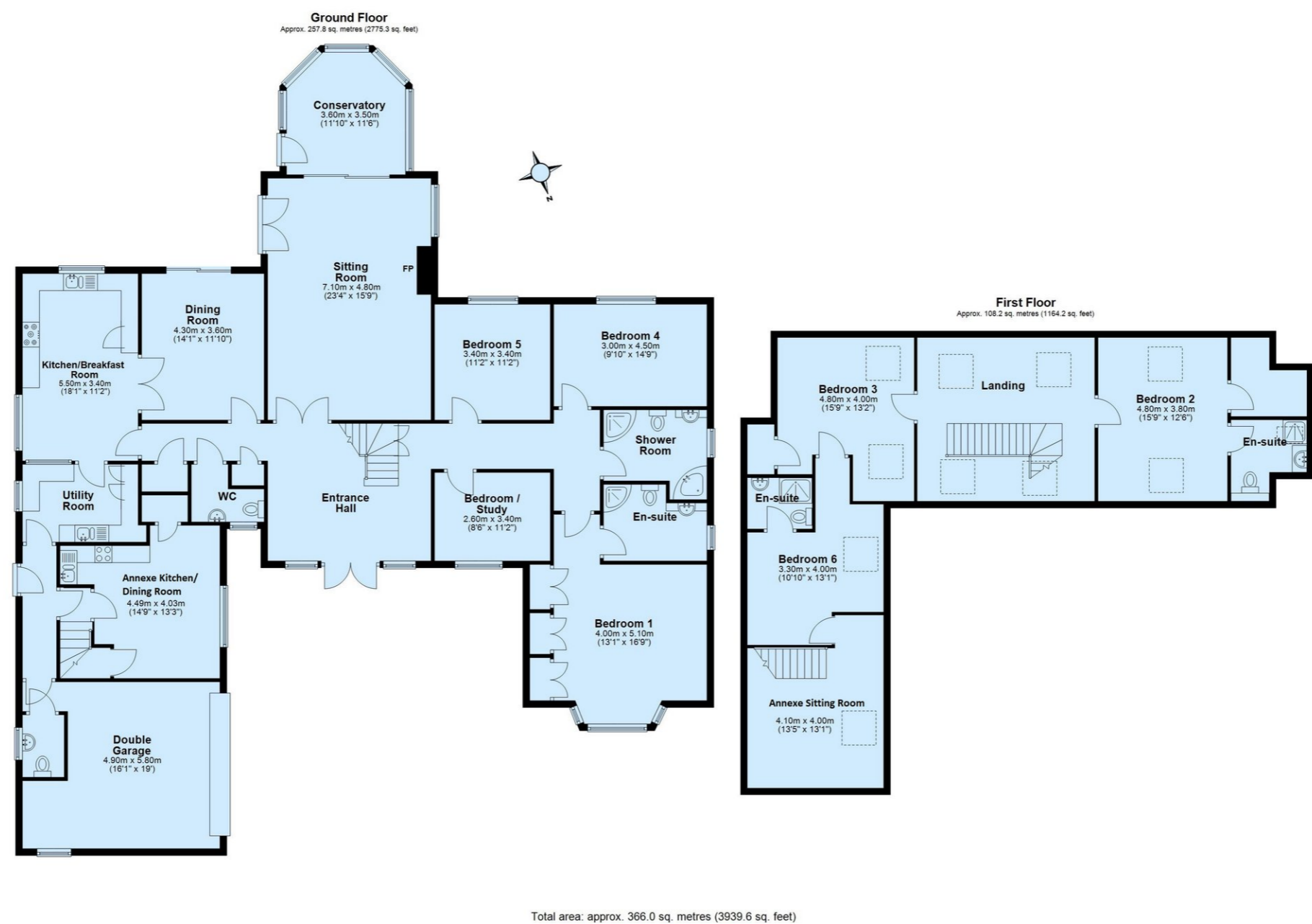
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



FLOORPLAN



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