



Penrae

East Street, Ipplepen, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully presented Grade II listed family home with a generous south-facing garden of 1/3 of an acre.

A charming five-bedroom thatched cottage, set in a highly sought-after position in the heart of the popular village of Ipplepen. The property is thought to date from the 17th century and has been sensitively modernised to combine the amenities of modern living whilst retaining a wealth of original features, including exposed timber beams, original fireplaces and an ancient stone walled garden. The property benefits from a generous plot of 1/3 acre.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE & 2 STORES



1/3 ACRE GARDEN



FREEHOLD



VILLAGE



1,904 SQ FT



**GUIDE PRICE
£780,000**



The property

The ground floor has three welcoming reception rooms, including the well-proportioned family room, which has a grand stone-built fireplace, fitted with a woodburning stove and a dual-aspect allowing for a wealth of natural light. There is also a formal dining room with an inglenook fireplace featuring an original timber lintel and a logburner, while there is further space in which to relax in the comfortable sitting room/ breakfast room, adjoining the kitchen. The kitchen itself has farmhouse-style units to base and wall level, wooden worktops and integrated appliances, including a double oven and a gas hob with an extractor fan overhead. The utility room is similarly proportioned to the kitchen and offers further useful storage space and a cloakroom.

Upstairs, the five bedrooms include the principal bedroom which has an en suite shower room and features an inscription on the wall dated 1704, commemorating King William III. The four additional bedrooms are all well-presented, with one currently

used as a study. The first floor also has a family bathroom with a separate shower unit.

Outside

The house is set on a sizeable plot with south-facing gardens at the rear. At the front, the garden features mature hedgerows providing privacy from the road, and an area of lawn, with a paved pathway leading to the entrance and a border bed with various established shrubs. Access for vehicles is via the driveway at the side, which leads to the detached double garage and store. The stone-built store has planning permission granted for conversion into ancillary accommodation providing excellent opportunities for multi-generational living or income potential subject to obtaining the necessary consents. The large garden at the rear features two rolling lawns, divided by a historic wall. There is also a split-level patio area for al fresco dining.



Location

Penrae is set in a convenient location in the vibrant village of Ipplepen and within moments of beautiful rolling Devon countryside. Dartmoor National Park is nearby offering unrivalled opportunities for walking, cycling and riding pursuits while the South Devon coast is also easily accessible. Ipplepen has a local shop, a village hall, a health centre, a pub, a primary school and a café in the centre of the village. The bustling towns of Totnes and Newton Abbot are both within easy reach, providing a range of everyday amenities, including a choice of shops and large supermarkets. Schooling in the area includes the independent St. Christopher's School in Totnes and Stover School near Newton Abbot, as well as state secondary schools in Newton Abbot. Both Newton Abbot and Totnes have stations providing direct rail services to Exeter and London Paddington. The area is well connected by road, with the A38 providing access to Exeter and Plymouth, and the A380 also within easy reach for Torquay and Paignton.

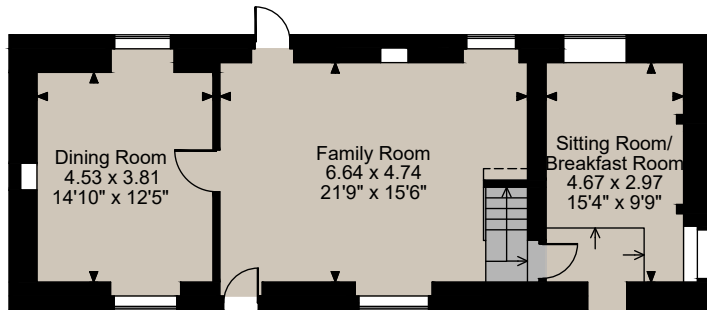
Distances

- Newton Abbot 3.5 miles
- Newton Abbot station (2 hours, 35 mins) 4.2 miles
- Totnes 5.0 miles
- Exeter 20 miles

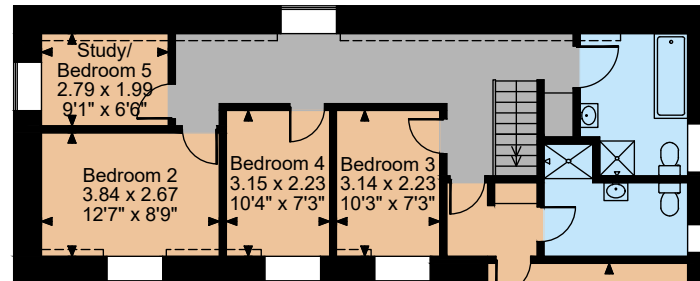
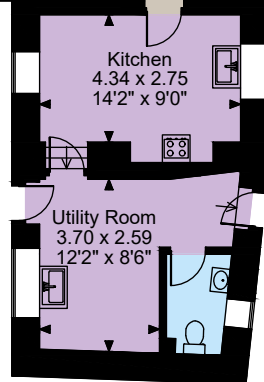
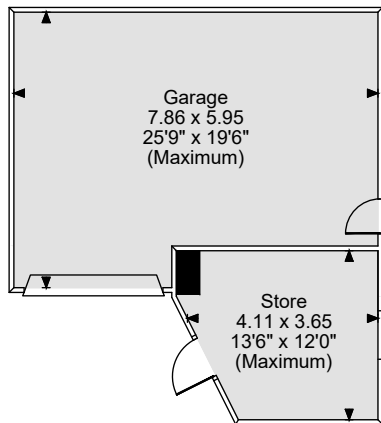
Nearby Schools

- Ipplepen Primary School
- Abbotskerswell Primary School
- Teign School
- Coombeshead Academy
- Stover School
- Trinity School
- Exeter School
- Newton Abbot College

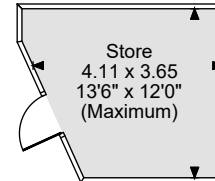
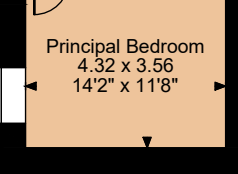




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 1,904 sq ft (176 sq m)
 Garage internal area 460 sq ft (43 sq m)
 Stores internal area 302 sq ft (28 sq m)
 Total internal area 2,666 sq ft (247 sq m)
 For identification purposes only.

Directions

TQ12 5SU
 what3words: ///coining.round.snoozing - brings you to the driveway

General

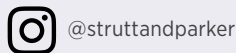
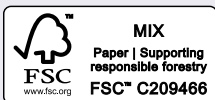
Local Authority: Teignbridge Council
Services: Mains electricity, gas, water and drainage.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band F
EPC Rating: D
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Exeter

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