



The Walled Garden, Ipplepen, Devon

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## The Walled Garden, Ipplepen, Devon TQ12 5RZ

An impressive, detached family home with an indoor swimming pool and a beautiful walled garden, set in a sought-after village

A380 4.0 miles, Newton Abbot 3.8 miles, Newton Abbot station 4.7 miles (2 hours 24 minutes to London Paddington), Totnes 5.2 miles, M5 (Jct 31) 17.3 miles, Exeter 21 miles, Exeter Airport 24 miles

Reception hall | Sitting room | Family room  
Office | Dining room | Kitchen | Utility | Lift  
Principal bedroom with en suite bathroom  
Three further bedrooms, one with dressing area and en suite | Family bathroom | Swimming pool with spa shower & sauna | Double garage  
Walled garden | EPC rating C

### The property

The Walled Garden is an immaculately presented family home offering almost 3,400 sq. ft of attractive, flexible accommodation arranged over two light-filled floors. The property lies within a beautiful walled garden and benefits from a lift providing accessible accommodation.

A bright and welcoming reception hall provides an impressive entrance to the home, with a staircase and lift that leads to a galleried landing. The property has four flexible reception rooms on the ground floor including the spacious sitting room which features a triple aspect welcoming plenty of natural light as well as a feature woodburning stove. Sliding doors connect the sitting room to the dining room, which has bi-fold doors that open onto the rear terrace. Additionally, the ground floor has an office providing ideal space for homeworking with French doors that open onto the garden while there is also a comfortable family room. At the rear, the kitchen offers plenty of storage in fitted units to base and wall level, granite worktops, a range cooker and space for a large family dining table with the adjoining utility room providing further generous space for

storage and appliances. Adjoining the utility room is a superb heated indoor resistance swimming pool with a spa shower and a sauna and bi-fold doors that open onto the terrace. Upstairs there are four well-presented double bedrooms which all benefit from fitted storage. The principal bedroom has an en suite bathroom with a separate shower unit, while the second bedroom also has en suite facilities as well as a dressing area. The first floor accommodation is completed by a family bathroom.

### Outside

The house is set on a peaceful walled plot with splendid views towards the Grade I Listed St. Andrew's Church. The paved driveway at the front of the property provides plenty of parking space and access to the detached double garage, which benefits from car lifts providing storage for up to 4 vehicles. The garage also provides heaters, a de-humidifier and a standby generator. The attractive rear garden has a large terrace providing ideal space for al fresco dining, with steps that lead down onto well-maintained areas of lawn, with colourful border beds with various shrubs and flowering perennials.

### Location

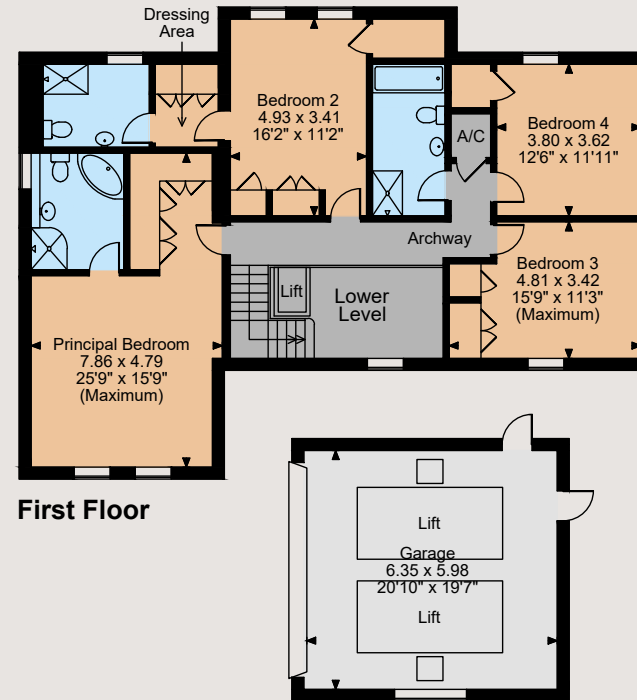
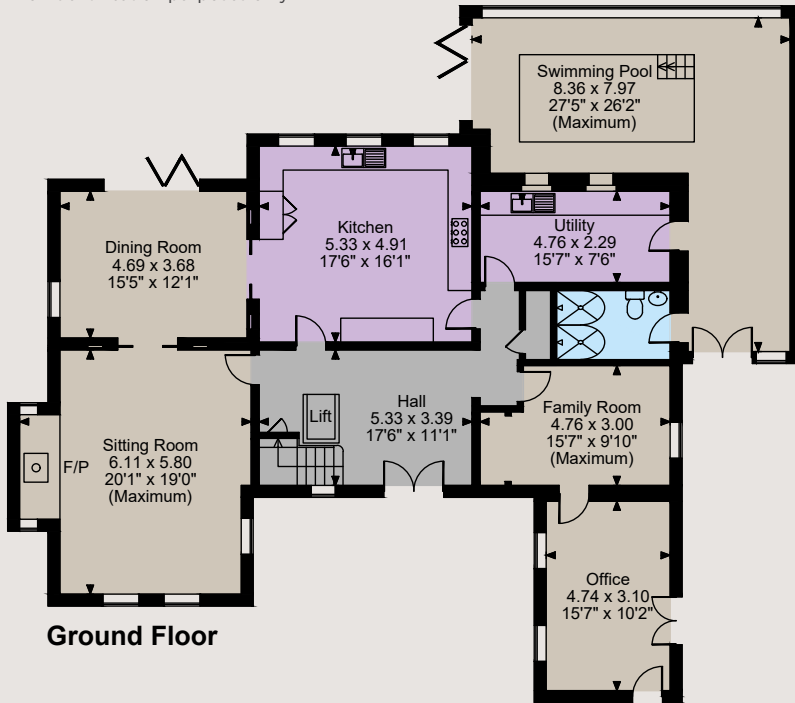
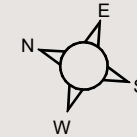
The Walled Garden is set in a convenient location in the vibrant village of Ipplepen and within moments of beautiful rolling Devon countryside. Dartmoor National Park is nearby offering unrivalled opportunities for walking, cycling and riding pursuits while the South Devon coast is also easily accessible. 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.







Floorplans  
 House internal area 3,396 sq ft (316 sq m)  
 Garage internal area 409 sq ft (38 sq m)  
 For identification purposes only.



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

What3Words///backfired.smashes.movement brings you to the property's driveway.

### General

**Local Authority:** Teignbridge Council  
**Services:** Mains electricity, gas, water and drainage. Solar PV Installation with Tesla Battery. Solex Energy solar heating system. Rainwater storage system (30,000 litre) for toilets/watering garden.  
**Council Tax:** Band G  
**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.  
**Tenure:** Freehold  
**Guide Price:** £875,000

### Exeter

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