



Rock House Bridge Street  
Ipplepen Newton Abbot Devon  
£395,000 Freehold

# Rock House Bridge Street Ipplepen Newton Abbot Devon TQ12 5SF

## £395,000



Set within a delightful South Devon village this architecturally unique detached house has two double bedrooms, open plan living area and low maintenance courtyard style garden

Kitchen/sitting/dining room  
2 bedrooms ■ Shower room  
Courtyard garden

### FOR SALE FREEHOLD

This well-presented contemporary home is ideal for those seeking a relaxed lifestyle, at the heart of a thriving village.

### INTERIOR

Approached through a gate from the road, steps rise to a split level courtyard garden where a path leads to the side of the house and the front door opens directly into the living space.

The sitting and dining areas are located to the rear of the house providing ample space for both dining furniture and comfortable seating. The room is naturally illuminated by the bi-fold doors which open to create a seamless link to the south facing courtyard garden. The well-planned kitchen sits to the front of the house and has a feature island, a good range of wall and base units and a range of high-end integrated appliances. The full-length arched window provides natural daylight and there is additional built-in storage under the stairs.

Stairs rise to the first floor landing where the principal bedroom has views over the rear courtyard and a whole wall of built-in wardrobes provide excellent storage. The second bedroom has a built-in double wardrobe and a feature arched window.

Completing the accommodation is a superb contemporary shower room with double width walk-in shower.

### OUTSIDE

The gardens have been designed for low maintenance and easy enjoyment with the front garden set out over two levels bounded by traditional stone walls which contrast with modern flagstones and Mediterranean style plantings. The enclosed rear courtyard provides a secluded sun-trap perfect for relaxation and al-fresco dining.

### LOCATION

Set between Dartmoor National Park and the South Devon Coast the thriving village of Ipplepen has a beautiful 14<sup>th</sup> century Church at its centre and superb facilities including a pub, post office, primary school, village stores, medical centre, village hall, library and bus service. The vibrant community is enhanced by the many clubs with a programme of events posted on the village website. For the active there are nearby public footpaths, a play park with adjacent sports field, tennis courts and bowling club with Dainton Park Golf Club and a garden centre with delicatessen and café also in the immediate vicinity.

### AREA

Ipplepen is located approximately four miles from the market town of town of Newton Abbot which not only has extensive shopping facilities, and a community hospital but also a main line railway station. To the west is the ancient riverside town of Totnes with an eclectic range of independent shops, cafes and restaurants. Totnes also has a community hospital and main line railway station. The stunning South Devon coast, Dartmoor National Park and the riverside town of Dartmouth are all with easy reach.

### COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The International Airport at Exeter and International Ferry Port at Plymouth provide gateways to destinations further afield.

**SERVICES** Mains water, gas, electricity, and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

**CURRENT PROPERTY TAX BAND B** (Payable 2023/2024 £1,755.57 (Payable 2023/2024 Teignbridge District Council).

**VIEWING BY APPOINTMENT ONLY**

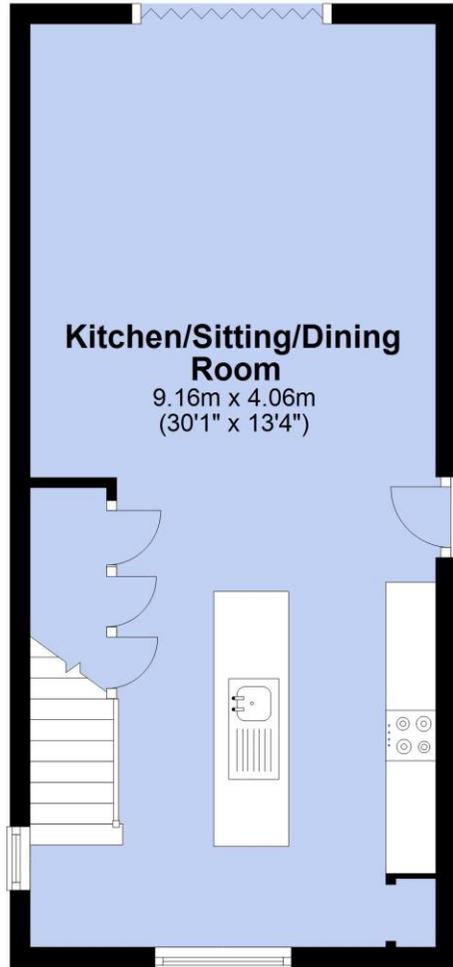




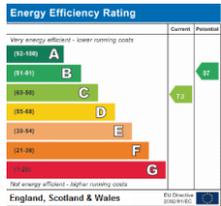


### Ground Floor

Approx. 37.2 sq. metres (400.3 sq. feet)

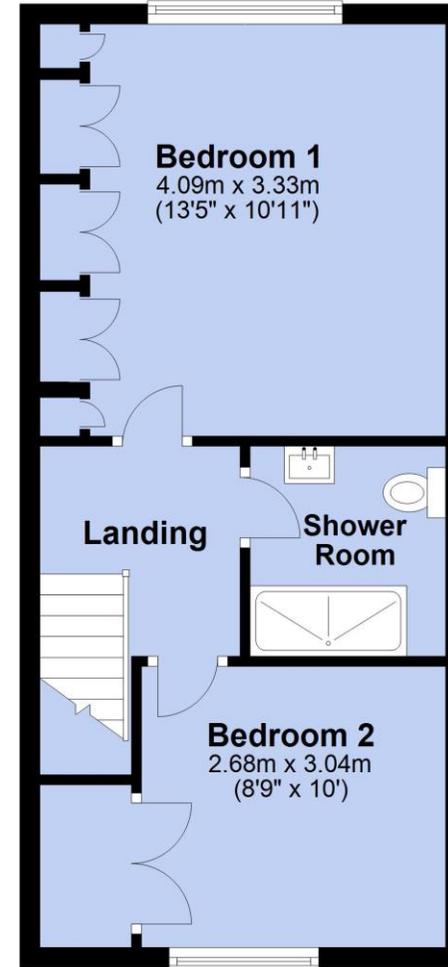


**Kitchen/Sitting/Dining Room**  
9.16m x 4.06m  
(30'1" x 13'4")



### First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)



**Bedroom 1**  
4.09m x 3.33m  
(13'5" x 10'11")

**Landing**

**Shower Room**

**Bedroom 2**  
2.68m x 3.04m  
(8'9" x 10')

Total area: approx. 74.4 sq. metres (800.6 sq. feet)

Whilst every effort 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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG  
t: 01803 296500 e: mail@johncouch.co.uk



[www.johncouch.co.uk](http://www.johncouch.co.uk)

IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.