



Hollybank, Ipplepen, Devon





A wonderful family home with a **beautiful garden** in the heart of this much sought-after village.

Summary of accommodation

Porch | Hall | Sitting room | Family room | Kitchen/dining room | Utility | WC

Landing | Study | Principal bedroom with en suite | Four further bedrooms, one en suite | Separate shower room

Garage

Distances

Totnes 5.4 miles, Newton Abbot 3.7miles (London Paddington under 3 hours), Exeter 20 miles

(All distances and times are approximate)



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Situation

Ipplepen has an excellent village shop, post office, medical centre, church and public house. Newton Abbot is only approximately 4 miles to the north with further amenities and shopping facilities. The village benefits from a pre-school and primary school with and good secondary education with Torbay Grammar and Churston Grammar nearby. Stover, St. Christophers and Park Schools also offer good choices in the independent sector.

Newton Abbot has a mainline railway station with direct services to London Paddington (under 3 hours), Exeter and Bristol and Exeter Airport is 22 miles/30 minutes away.

Ipplepen is served well with bus routes to the principal towns of Newton Abbot and Totnes. It is also ideally located for everything that Devon has to offer with the National Park of Dartmoor to the west, the holiday resort of Torbay lies to the east and easy access to the beaches of the South Hams.

The property

Hollybank is a beautifully presented contemporary family home in heart of the popular village of Ipplepen.



The house has excellent reception space and includes a wonderful kitchen breakfast room which is ideal for a family with direct views over the attractive garden. For cosy evenings there is a lovely sitting room with a wood burner as well as a separate dining room making it ideal for entertaining. There are five bedrooms in total including a generous principal suite as well as plenty of room for an office making working from home a real possibility.



Garden and grounds

Outside the garden receives plenty of sun and is perfect for al fresco dining. There are also mature trees and shrubs as well as a separate garage and parking for several cars.

Services

All mains are connected.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (Postcode TQ12 5SU)

From Newton Abbot take the A381 Totnes road to Ipplepen. At Causeway Cross turn right into the village (Foredown Road). Follow the road straight onto East Street and Hollybank is on the left-hand side.

Property information

Tenure: Freehold

Local Authority: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX.

Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

Council Tax: Band G

EPC Rating: C

Guide Price: £925,000



Approximate Gross Internal Floor Area
273.6 sq m (2945 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated 2023.

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