



CHAMPERNOWNE

Ingsdon Manor, Ingsdon TQ12 6GA

complete.
SIGNATURE HOMES



CHAMPERNOWNE

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A fabulous, detached property with five double-bedrooms, two ensuite, an orangery, a large garden, a double-garage, and parking, in the exclusive residential development of Ingsdon Manor.

- Detached family residence
- Five bedrooms, two ensuite
- Orangery
- Refurbished kitchen and separate breakfast room
- Dining Room
- Solar Photovoltaic panels
- Double garage
- Beautiful, private garden
- Far-reaching countryside views
- Ample parking

A substantial family residence in an idyllic countryside setting.



Detached house



Rural location



5 Bedrooms



4 Bathrooms



4 Reception rooms



Off road parking & garage



Large private garden



Oil fired central heating



Council tax band: G



THE HOUSE

The exclusive development of Ingsdon Manor was constructed in the mid 1980's on the site of a former convent and comprises four substantial family dwellings.

Champernowne sits amid an extensive plot of approximately 1.75 Acres and enjoys far-reaching views over the surrounding Devon countryside.

Inside, this wonderful home is beautifully presented throughout with light and neutral decor, feels warm and welcoming despite its generous proportions with double-glazing, oil-fired central heating, electric under-floor heating to many of the rooms, and a multi-fuel stove. Also benefitting from two arrays

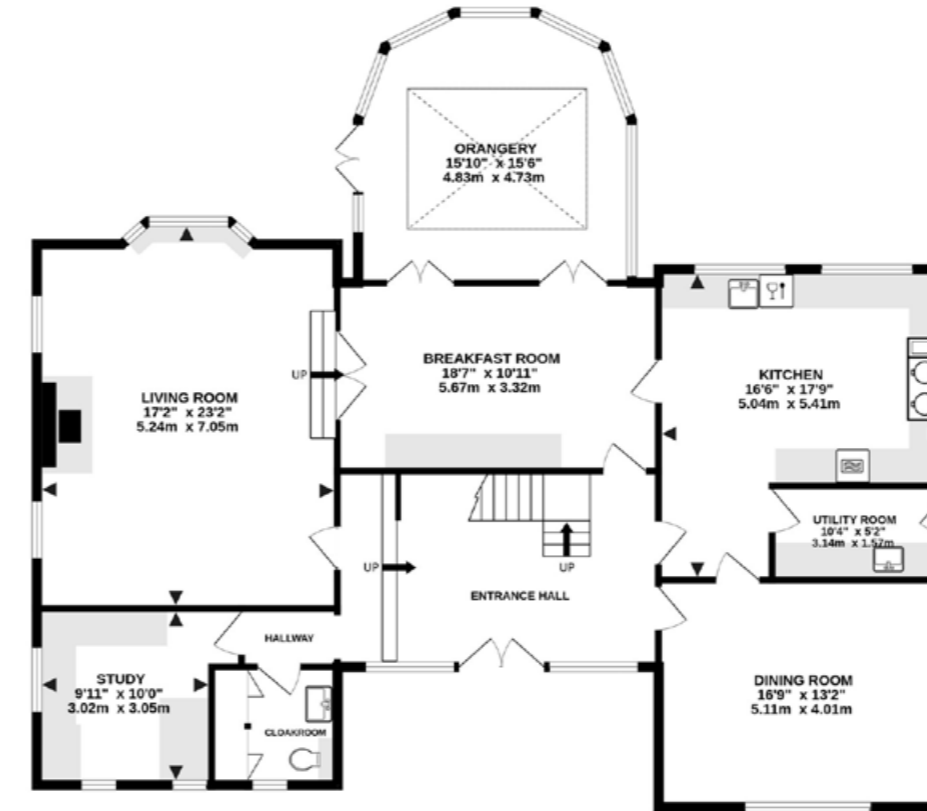
of solar photovoltaic panels on the roof that generate electricity, which is either consumed within the house, diverted to the hot water system, the car charging point or the storage battery, the remaining being fed into the grid, greatly reducing the running costs of the property.

The accommodation comprises an entrance hall, living room, dining room, breakfast room, orangery, kitchen, utility room, cloakroom, and a study on the ground floor. On the first floor is the spacious landing with built in storage cupboards, the master suite, four further double bedrooms, one being ensuite, and a family bathroom. A viewing is essential to fully appreciate all that this fabulous family residence has to offer.

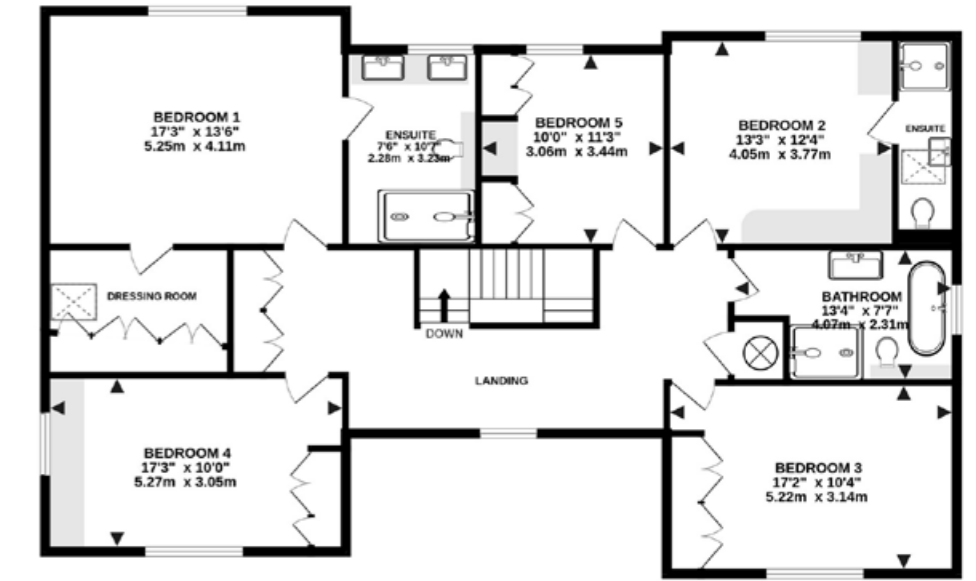
CHAMPERNOWNE,

Ingsdon Manor, Ingsdon TQ12 6GA

TOTAL APPROXIMATE
FLOOR AREA
3186 SQ FT/ 296 SQ M



GROUND FLOOR
1708 SQ.FT | 158.7 SQ.M.



FIRST FLOOR
1477 SQ.FT | 137.3 SQ.M.

Whilst every attempt has been made to ensure the accuracy of the floor plans 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

GROUND FLOOR

An impressive entrance hallway has a dark stained staircase rising to the first-floor galleried landing, a spacious living room has dual-aspect windows including a bay with a window seat, and an elegant fireplace, the multi-fuel stove makes a wonderful feature and focal point for the room.



A separate dining room has plenty of space for a table and seating for at least eight placings, ideal for a dinner party or a family celebration. The breakfast room is perfect for casual dining with plenty of space for a large table and seating and has two pairs of French doors leading into the superb orangery that has a wonderful view over the garden and beyond.



A beautifully refurbished L-shaped kitchen is fitted with an extensive range of oak fitted units providing ample storage space with granite worktops over, an eye-level double-oven and an integrated dishwasher. There is a space for a large American-style fridge/freezer, and the separate utility room has a matching worktop and storage units, a stable-style door to the garden, and space with plumbing for a washing machine and tumble drier.



There is a convenient ground-floor cloak room with integrated storage for coats, a basin, and a hidden-cistern WC. Completing the accommodation on this floor is a dual aspect study and built-in oak desks and bookshelves, ideal for those working from home.





UPPER FLOORS

Upstairs, the superb galleried landing has built-in storage, plenty of room for seating, an airing cupboard containing an insulated hot water cylinder, and has doors to five double bedrooms. The master suite comprising a large double bedroom, a dressing room with integrated wardrobes and storage, and a refurbished ensuite shower room with a rainfall shower, his and her basins and a Japanese hidden-cistern WC. The second bedroom with fitted wardrobes and bedroom furniture also benefits from a refurbished ensuite shower room. There are three further light and airy double bedrooms all with fitted wardrobes, and a wonderful family bathroom that contains an elegant modern suite comprising a stand-alone bath, a separate shower, a basin, and a hidden-cistern WC.



THE GROUNDS

Impressive pillars mark the entrance to the development and a shared gravel driveway leads beside a large tree-lined grassed lawn to a communal parking area.

Powered gates allow secure access into the private block-paved driveway which provides parking for at least five cars. A detached double-garage has lights, power, a remote-controlled up and over door, storage above in the rafters, a courtesy door at the rear and an electric vehicle charging point, and contains a recent, condensing oil-fired boiler, and the battery storage for the solar panels.

At the front of the property is a manicured lawn edged with flower beds and a crazy-paved path leading to the sheltered front door. At the rear, a huge terrace of paving makes a lovely venue for a barbecue, alfresco dining or sharing drinks with friends and family, being south facing it enjoys long hours of summer sunshine.

The inviting gardens continue to the rear with beautifully maintained lawns split over several levels and interspersed with impressive specimen trees, a fruit cage, green house, log-store, and a large garage/shed. The grounds offer many places to spend time enjoying the outstanding countryside views, and the idyllic, tranquil surroundings.

A gate at the side of the property provides vehicular access to the garden from the driveway.

LOCATION



Ingsdon, is a quiet hamlet nestled amid the Devon countryside between Liverton, Bickington and Newton Abbot. It has easy access to the A38, which is only five or ten-minute drive away.

BOVEY TRACEY

A bustling town known as ‘The gateway to the moor’ with all kinds of shops, eateries and takeaways, a whisky distillery, park, cricket field, swimming pool, wonderful river and woodland walks and much more.

NEWTON ABBOT

A bustling town known as ‘The gateway to the moor’ with all kinds of shops, eateries and takeaways, a whisky distillery, park, cricket field, swimming pool, wonderful river and woodland walks and much more.

SCHOOLS

Primary

Bovey Tracey Primary School:	5 mile
Bradley Barton Primary School:	1.8 mile

Secondary

South Dartmoor Community College:	4.2 mile
Newton Abbot College:	2.3 mile

Private

Stover School:	2.6 miles
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THINGS TO DO

Coast at Teignmouth:	22 miles
Dartmoor (Haytor):	8.2 miles
Stover Golf course:	2.8 miles

TRANSPORT

Newton Abbot train station:	4.2 mile
Exeter airport:	20.6 miles
A38:	2.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 6GA



COMPLETE SIGNATURE HOMES

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