



- AN APPEALING 2001-BUILT DETACHED PROPERTY
- AROUND 2500 SQ FT OF VERSATILE, FAMILY-SIZED ACCOMMODATION
- SET CLOSE TO THE HEART OF THE POPULAR VILLAGE OF IDEFORD
- RECEPTION HALL, CLOAKROOM/WC AND STUDY/BEDROOM 5
- SITTING ROOM AND SEPARATE DINING ROOM
- STYLISH BESPOKE KITCHEN/BREAKFAST ROOM, UTILITY AND CONSERVATORY
- FOUR GOOD-SIZED BEDROOMS, TWO WITH EN-SUITES AND A FAMILY BATHROOM
- INTEGRAL DOUBLE GARAGE, EXTENSIVE PARKING AND ENCLOSED GARDEN

Church Road, Ideford, TQ13 0BB

OIEO £700,000

An attractive 2001-completed detached, family-sized residence with around 2500 sq ft of versatile accommodation. Reception hall, cloakroom/WC, study/bedroom 5, sitting room, separate dining room and a stylish bespoke kitchen/breakfast room. Conservatory, four bedrooms (two with en-suites,) and a family bathroom. Extensive parking, integral double garage, carport and an attractive enclosed garden backing onto the village green.





## Property Description

### LOCATION

Brookfield is set in a "tucked away" position close to the heart of the popular village of Ideford. Ideford is a pretty and conveniently positioned village surrounded by lovely rolling countryside. The village itself sits below Ideford common and the Little Haldon Hills, where there is also an 18 hole golf course. The village has a strong sense of community and local facilities include a popular public house, The Royal Oak, and the village hall. There is also St Marys church and the village green. The neighbouring village of Luton has a popular pub and eatery, The Elizabethan Inn. Despite the pretty and quiet, rural surroundings, the location offers quick access to major roads, with the A380 to Newton Abbot and Exeter under a mile away, and the A38 accessible around 3 miles away at Chudleigh. The coastal town of Teignmouth is just over 4 miles away with its promenade, sandy beaches and good selection of Independent cafes, shops and restaurants as well as boating opportunities on the Teign Estuary. The nearby town of Chudleigh also has various shops, a small supermarket and secondary education is just over 4 miles away at well-regarded Teign school in Kingsteignton. The county town of Exeter is around 12 miles away, accessible via fast roads and with a comprehensive range of facilities, fine dining, the Princesshay shopping centre, a red brick university and an International airport.

### DESCRIPTION

Completed in 2001, Brookfield is an attractive detached property with feature stone work on the front elevation and around 2500 sq feet of appealing accommodation. There is welcoming reception hall with a cloakroom/WC and a galleried landing above. There is a spacious sitting room, a separate dining room and a modern, bespoke and elegant kitchen with some integrated appliances and a utility room leading off. Additionally there is a conservatory. Also to the ground floor there is a study/bedroom five and, at first







floor level there is a large landing. The principal bedroom suite is spacious and light and opens to a dressing room with built in wardrobes as well as an en-suite shower room. Bedroom two is another good size room, also with an en-suite shower room and bedroom three opens to the four-piece family bathroom, which also "Jack and Jills" onto the landing. The fourth bedroom is another good space, currently in use as a craft room. Outside, immediately opposite Brookfield, there is an additional tranche of land currently laid to gravel providing parking for several vehicles with mature gardens on either side and a useful timber store as well as a carport. Additionally, Brookfield has an integral double garage with twin doors, one of which is electronically operated. To the rear of the house there is a mature enclosed garden, being primarily laid to terrace and lawn and backing onto and overlooking the village's Millennium green. Brookfield has LPG fired central heating.

To the front of the property there is an attractive paved entrance area from where the entrance canopy is approached with an external feature bell and coach light. Double opening entrance doors with uPVC double glazed coloured glass panels open to the...

#### RECEPTION HALL

A spacious and welcoming space with engineered oak flooring, two radiators and turning stairs with open under stairs storage rise to the galleried landing. White wood grain effect double doors open to a useful large cloaks cupboard and a further white wood grain effect door opens to a....

#### CLOAKROOM/WC

With feature ceramic floor tiles, a side facing uPVC opaque double glazed window and a two piece suite comprising a pedestal wash hand basin with tiled surround, WC, radiator, extractor fan.

## STUDY

A useful space that could also serve as a ground floor bedroom if required with a uPVC opaque leaded light double glazed window, a radiator and ample space for office furniture.

## DINING ROOM

Approached by glazed double doors and providing a good entertaining space with a side facing uPVC double opaque glazed leaded light window, a radiator, wall lights and ample space for a large dining table and chairs.

## SITTING ROOM

The spacious sitting room has a uPVC double glazed window overlooking the back garden and the Millennium green. There are two radiators and a fireplace with a Minster stone-style ornate surround, a raised hearth and an inset living flame, coal effect LPG gas fire. Wall lights.

## KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room is a beautifully presented space providing an excellent "hub" for the house. The kitchen area is fitted with a comprehensive range of bespoke floor and wall mounted units with woodgrain-effect cupboard door and drawer fronts and extensive areas of quartz-style work surface. There is a large matching island unit with an expansive area of quartz-style surface extending to a breakfast bar. There is also a feature recess with tiled surround, cupboards to either side and high display shelf over with the recess providing housing for a range-style stove. Integrated appliances include a dishwasher and a fridge/freezer. There is a double bowl Vileroy and Boch under-mounted ceramic sink unit with a large mixer set and a uPVC double glazed window has some outlook over the surrounding area. There is a feature recess with oak display shelves and double doors open to a large larder cupboard. Spotlights to ceiling, large ceramic floor tiles and a radiator.

## UTILITY ROOM

With a side facing uPVC double glazed door opening to

the outside at the side of the property. The utility room is fitted with a modern range of floor and wall mounted units with an area of laminate, roll edge work surface with an inset single drainer, stainless steel sink unit with mixer set. Under surface cupboard and drawers and under surface space for a tumble dryer and a washing machine. A modern wall mounted boiler supplies LPG central heating. Radiator and ceramic floor tiles.

The kitchen space free flows to the...

## CONSERVATORY

Which can also be approached from the sitting room. The conservatory has an insulated ceiling and multiple uPVC double glazed windows overlook the garden and the nearby Millennium green, as well as having views towards rolling countryside beyond. Radiator, ceramic floor tiles and uPVC double glazed French doors open to steps which steps which descend to the back garden, giving a good sense of inside/outside living.

## INTEGRAL GARAGE

With twin fibreglass doors approached from the driveway, one of which is electronically operated. The double garage has power and light, shelving, a uPVC double glazed side facing window and the wall mounted electricity trip switches etc.

## FIRST FLOOR LANDING

The spacious first floor landing has a feature carved balustrade around the stairwell and access to the good-sized loft space, by way of a hatch with pull down ladder. There are white woodgrain effect doors opening to the principal first floor rooms and a white woodgrain effect door opens to a large cupboard/wardrobe, which also houses the pressurised hot water cylinder. Further white wood grain effect doors open to a large linen/airing cupboard with slatted shelving. A uPVC double glazed window has views over parts of the village.

## BEDROOM ONE

A good principal bedroom suite, being spacious and light with a large uPVC double glazed window having some wonderful views over the surrounding area towards the Millennium green and taking in rolling countryside beyond and Humber Down woods in the distance. The bedroom space has an arch opening to a **DRESSING ROOM**, with a good range of built-in cupboards and wardrobes with sliding woodgrain effect doors. A further woodgrain effect door opens to the...

## EN-SUITE SHOWER ROOM

A luxury en-suite with a large shower cubicle having feature tiling, a glazed screen, dual heads and dual controls. There is a large unit with two wash hand basins with mixer sets, cupboards beneath, a feature tiled surround and a large mirror and lighting over. WC, ceramic floor tiles, radiator and a side facing uPVC opaque double glazed window.

## BEDROOM TWO

With spotlights to ceiling and a uPVC double glazed window having some good views towards countryside on the fringes of the village. Built in eaves storage cupboard with hanging rail and a whitewood grain effect door opens to the...

## EN-SUITE SHOWER ROOM

Having a side facing uPVC opaque double glazed window, ceramic floor tiles, spotlights to the ceiling and an extractor fan. There is a three piece suite comprising a curved shower cubicle with Mira shower, a pedestal wash hand basin and a WC. Half height tiling to walls.

## BEDROOM THREE

Another good sized bedroom with three uPVC double glazed windows having good views as described across the Millennium green towards rolling countryside, the Little Haldon hills and Humber Down woods beyond. Radiator and whitewood grain effect doors open to a built in wardrobe. Bedroom two opens to the....



## FAMILY BATHROOM

Which also "Jack and Jill's" onto the landing. There is a four piece suite with half height ceramic tiled surrounds comprising a tiled shower cubicle with Mira shower, a panel bath, a WC and a pedestal wash hand basin. Extractor fan, spotlights, radiator and a side facing uPVC opaque double glazed window with large tiled display sill. Porcelain-style floor tiles.

## BEDROOM FOUR

With a uPVC double glazed window overlooking parts of the village and nearby countryside, radiator and built in wardrobe. This room is currently in sue used as a craft room/study.

## OUTSIDE

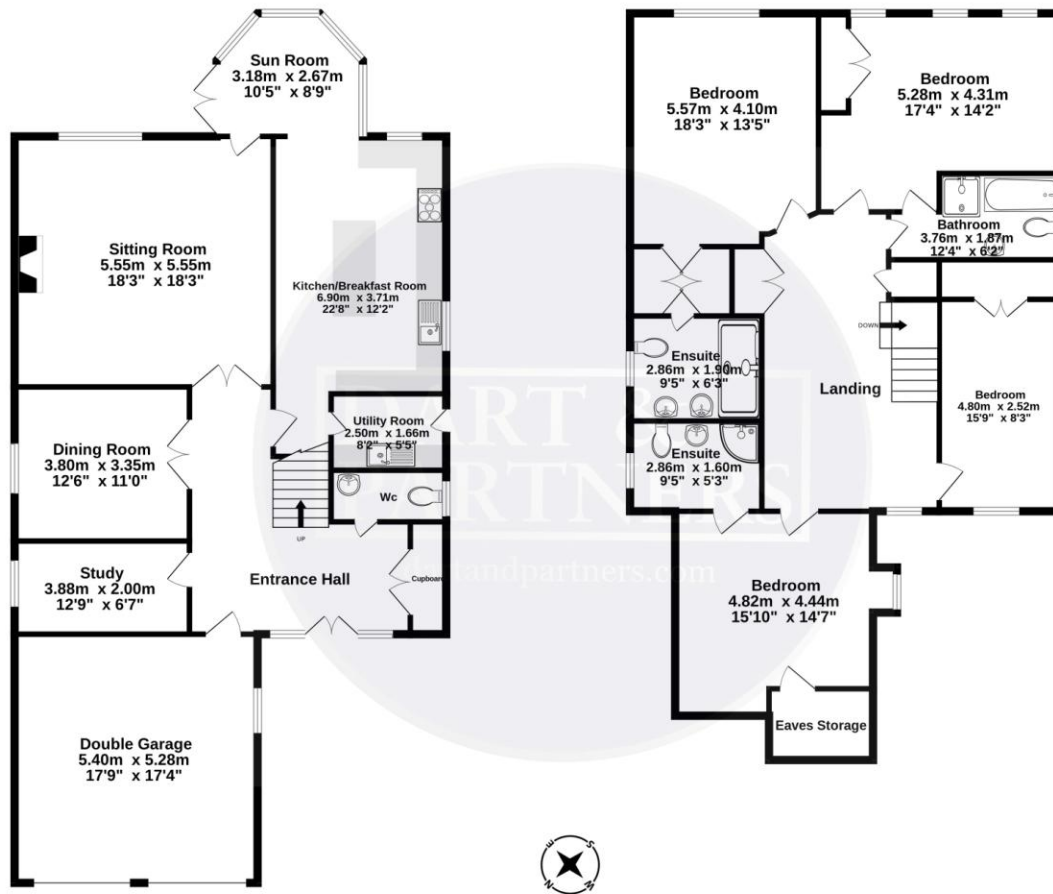
Brookfield sits within a small development of just two similarly styled properties being "tucked away" and yet close to the heart of the village. From Church Road an opening leads to a shared driveway, owned by Brookfield but over which the neighbouring properties have a right of access. Directly opposite the house there is a tranche of land owned by Brookfield, which has a gravel **PARKING AREA**, providing parking for several vehicles. There is a large timber store, a **CARPORT** and an area of mature garden with various shrubs and trees. Immediately in front of the house there is a brick paved driveway and an entrance area providing additional **PARKING** and leading to the aforementioned access doors into the garage. The entrance area is partly enclosed by rendered walling and gated access leads to a pathway that in turn leads to the rear. Outside to the rear of the property, immediately behind, there is an expansive paved terrace providing a good seating/outdoor entertaining area and there is an outdoor cold water shower, as well as a mature palm. Gated access leads onto a pathway at the side of the property which gives access to Ideford's Millennium green. Beyond the terrace the garden is of a good size, being primarily laid to lawn and with the garden backing on to the green. At the end of the garden there is an area of deck, well orientated to enjoy the afternoon sun with an inset





Ground Floor  
136.8 sq.m. (1473 sq.ft.) approx.

1st Floor  
123.2 sq.m. (1326 sq.ft.) approx.



TOTAL FLOOR AREA : 260.0 sq.m. (2799 sq.ft.) approx.

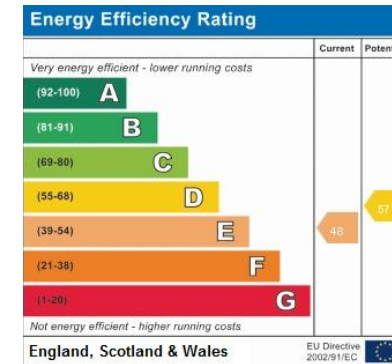
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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monkey puzzle tree. There are borders stocked with shrubs and flowering plants.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band F



Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com  
01626 772507  
property@dartandpartners.com

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