



# JAXON HOUSE

Fore Street, Ipplepen, TQ12 5RH

**complete.**  
thoroughly good property agents



# JAXON HOUSE

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CHECK OUT this beautifully presented Georgian style (18 Century) Village Residence. Located in the sought-after village of Ipplepen, this property offers easy access to local amenities such as The Wellington Inn, Co-Op, and scenic countryside walks. There is a local Village Hall & Conservative Club too.

The village is located in between the historic market towns of Newton Abbot and Totnes, each with their own train stations, making it the perfect haven for those seeking a relaxed village lifestyle combined with the convenience of modern living & commuting to Cornwall, Exeter & London.

This character-filled family home is truly the perfect opportunity to embrace a historic home with all the comforts of today.

*A stunning Semi-Detached Village Residence, with lots of character, inside & out...*



Semi-Detached



Rural village



4 Bedrooms



1 Bathrooms



3 Reception rooms



On Street Parking



Large Private Garden



Council Tax: E





# Fore Street, Ipplepen, Newton Abbot, TQ12

Approximate Area = 2218 sq ft / 206 sq m

Limited Use Area(s) = 77 sq ft / 7.1 sq m

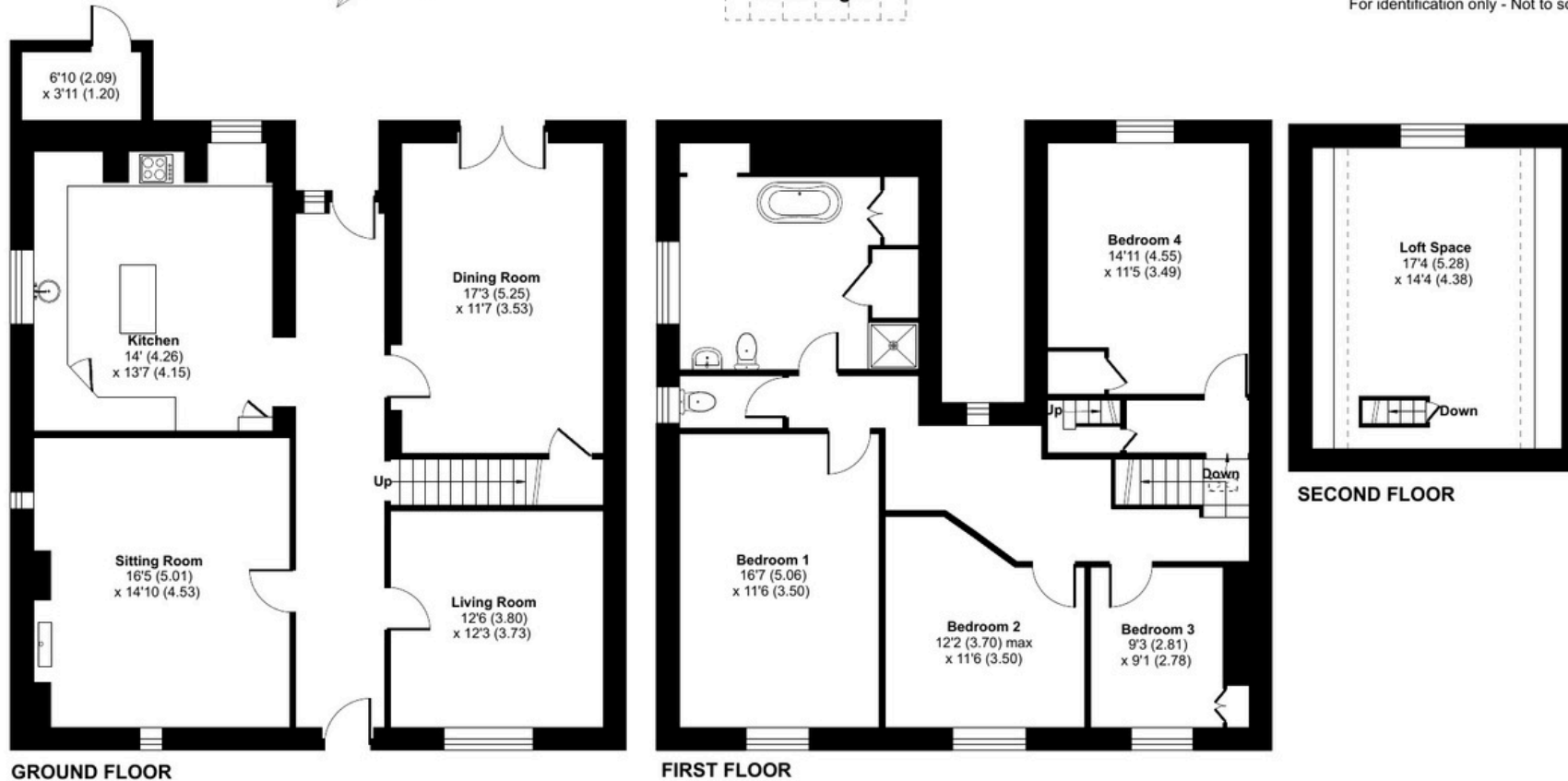
Outbuilding = 27 sq ft / 2.5 sq m

Total = 2322 sq ft / 215.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1205617



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

This period property combines a traditional residence with period design and modern functionality, offering a perfect blend of character and convenience for family living.

Upon entering through the traditional wooden front door, you are greeted by an inviting flagstone floor within the Entrance Hall, that sets a warm and welcoming tone. The hallway provides access to all three reception rooms, each thoughtfully designed to capture the home's charm.

The main Living Room is dual aspect, with traditional sash window overlooking the front, complete with window shutters and an arch window to the side, giving a dual aspect space, with plenty of natural light. A central Inglenook-style fireplace enhances the room's sense of grandeur, creating a cozy yet refined atmosphere perfect for gatherings or quiet evenings by the fire.

Across the hallway is the Study, also overlooking the front with sash window & shutters. To the rear of the hallway is the well-proportioned dining room, a wonderful setting for hosting family meals and holiday celebrations, overlooking the rear Garden via French doors.

A recently renovated Kitchen Breakfast Room, that is also dual aspect, offers a little luxury, with bespoke designed shaker-style cabinetry, lots of work surfaces, integral appliances, electric oven & hob & beautiful herringbone floor. A central island finishes this space.

At the end of the Hallway a door leads directly to the Garden areas and access to the the side gate, oil central heating storage container & boiler.





## UPPER FLOOR

A central staircase leads up to a spacious landing that forms a central hub for the upstairs living space. To the left, you'll find the fourth Bedroom, complete with a separate wardrobe area and access to a furnished loft space, providing additional room for storage or creative use. To the right, the landing opens to the remaining three double Bedrooms, each larger than the last. South-facing windows with deep, comfortable window seats make these rooms especially inviting, with natural light streaming in throughout the day.

At the end of the landing lies the expansive family Bathroom, featuring a luxurious stand-alone bath and a separate walk-in shower, perfect for relaxation. There is also a separate toilet.

This remarkable and unique property offers not just a home, but a characterful space.









**“Outside to the front the House, there a traditional town Garden frontage. A side gate down a shared access driveway, not belonging to this property, leads into the Garden areas. This allows easy of access to the oil storage tank for refilling. The Gardens are walled, screened and private with a private seating area & large lawn.”**

**Located in the sought-after village of Ipplepen, this cottage offers easy access to local amenities such as The Wellington Inn, Co-Op, and scenic countryside walks. The village is located in between the historic market towns of Newton Abbot and Totnes, each with their own train stations, making it the perfect haven for those seeking a relaxed village lifestyle combined with the convenience of modern living. This character-filled cottage is truly a unique opportunity to embrace a historic home with all the comforts of today.**







## LOCATION

Please check Google maps for exact distances and travel times. Property postcode: TQ12 5RH

## SCHOOLS

### Primary Schools

Ipplepen Primary School

Bishopsteignton Primary School:

### Secondary Schools

Coombeshead

Newton Abbot College

### Private Schools

Stover School

Exeter

## LOCAL

## AMENITIES

Wellington Inn Pub & Food

Co-Op

Ipplepen Conservative Club

Ipplepen Health Centre

## TRANSPORT

## LINKS

Local Bus Service

Newton Abbot Train Station

**4.7 miles**

Totnes Train Station

5.5 miles

Exeter Airport

24 miles



