



9 Rosemoor Road



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Ipplepen, Newton Abbot, Devon, TQ12 5GG

Newton Abbot: 3.5 miles, Totnes: 5.5 miles, Exeter: 21 miles

A delightful property nestled within an exciting development of properties built with high energy efficiency principles in a charming South Devon village.

- Impressive Eco Home
- Close to Amenities
- 4 Double Bedrooms
- Parking and Double Garage
- EV Charging Point
- Attractive Development
- Popular Village
- Ample Reception Space
- South West Facing Garden
- Freehold

Guide Price £769,950

### SITUATION

The property is only a short stroll from the centre of the sought-after village of Ipplepen and its extensive range of amenities including; a small supermarket, post office, primary school, two churches, public house, medical centre, sports field/play park and village hall.

The village's situation means it has easy access to two of Devon's most enviable natural attractions, in the Dartmoor National Park and its rugged South Devon Coastline, both are within a 30 minute drive. In addition, it is conveniently located between the market town of Newton Abbot and the historic castle town of Totnes both of which offer a wider range of amenities and main line railway stations linking to London Paddington. The A38 Devon Expressway is also within easy reach which allows commuting to Plymouth, Exeter and beyond via the M5 Motorway.

### THE DEVELOPMENT

Designed with both the environment and modern lifestyle in mind, these exceptional properties offer a unique blend of cutting-edge green technology, elegant design, and unparalleled functionality. Belfield Developments has built each home to the highest standards of energy efficiency, featuring advanced insulation, triple-glazed windows, and high-efficiency heat pumps. Designed by renowned Passivhaus architects Gale & Snowden, these houses ensure a healthy indoor environment with fresh, filtered air with little risk of condensation via the heat recovery system. For getting around the property has an EV charger with the possibility of fast charging in the future thanks to a three phase connection.

Architecturally stunning, they maximize natural light and airflow through open-plan living spaces and large windows. These homes promote a healthy, green lifestyle which has been taken to an extra level through a reduced levels of electromagnetic radiation and VOC free paint. Investing in an eco house means future-proofing your home while committing to a sustainable future. Discover the perfect blend of sustainability, luxury, and modern living with these high quality eco houses.



**PROPERTY DESCRIPTION**

Built according to Passivhaus principles, 9 Rosemoor Road boasts exceptional comfort and energy efficiency. Emphasizing health and sustainability, these homes are constructed with natural materials, avoiding plastic and harmful chemicals, and ensuring superior build quality. They feature outstanding insulation, 10x more airtight than the standard new home built to building regs, and high-performance windows and doors.

On the ground floor, you'll find a contemporary solid wood kitchen with quartz worktops, Siemens appliances, and a wine cooler, seamlessly flowing into an elegant reception space ideal for entertaining and family gatherings. The ground floor also features engineered wood flooring and underfloor heating, ensuring a warm and inviting atmosphere all year-round.

The 'L Shaped' reception room offers access to the properties garden opening to the patio area and creates a superb entertaining or family space. In addition there is a separate reception room offering a suitable area for an office. Furthermore, there is a laundry room with access from the kitchen with a washing machine, tumble dryer and a sink.

Upstairs, the first floor hosts four spacious bedrooms, with the luxurious master including an ensuite bathroom and dressing room area. Bedroom 2 also boast an impressive en suite whilst the additional two bedrooms are complemented by a well-appointed family bathroom, all featuring plush wool carpets and benefiting from underfloor heating throughout. This exceptional property is equipped with full-fibre broadband, a video doorbell and an electric vehicle charging point.

**OUTSIDE**

To the front of the property is off road parking for two vehicles as well as access to the properties double garage with a pedestrian rear access door; in addition is a lawn area of garden set in front of the house that wraps around the side elevation.

To the rear is an ample garden laid predominantly to lawn with a patio area ideal for outdoor seating or dining. This south-west facing garden is a delightful suntrap in the afternoon and through to the evening.

**AGENTS NOTE**

The images shown of the bedrooms and bathroom are taken of another similarly sized plot within the development. The internal photographs of the kitchen and open plan reception space are accurate to the house advertised.

**SERVICES**

Mains water, drainage and electricity. Air source heat pump underfloor heating and MVHR system. Full fibre broadband. Ofcom advises that mobile coverage is likely via major providers to the properties.

**LOCAL AUTHORITY**

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

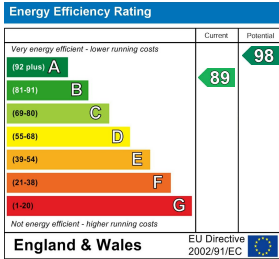
**DIRECTIONS**

From Newton Abbot take the A381 to Ipplepen. Turn right into Foredown Road and follow the road for a third of a mile as it becomes East Street and then Bridge Street passing the Methodist Church and turn right onto Tremlett Grove. Follow the road around to the right where the development can be found on the left hand side. Turn left into the development and 9 Rosemoor Road is the last house on the left hand side.

What3Words: [///estimate.latitudes.supply](https://www.what3words.com/estimate/latitudes/supply)

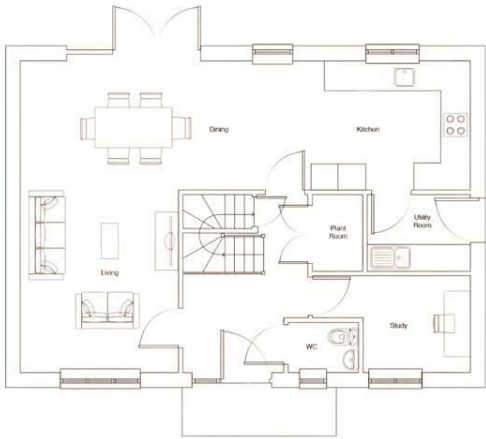


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road,  
Totnes, Devon, TQ9 5GN

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01803 865454



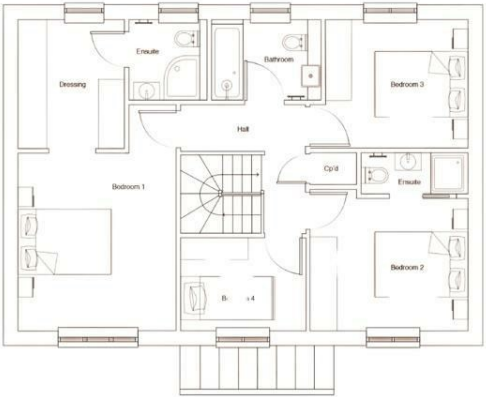
**Total internal area: 142sqm**  
(Floorplans and dimensions for Plot 3)

**Ground Floor**

Kitchen	3.76m x 2.94m
Living/Dining	6.48m x 2.94m
WC	1.69m x 1.15m
Study	2.45m x 2.20m
Utility	2.26m x 1.95m

**First Floor**

Bedroom 1	4.08m x 3.54m
Ensuite 1	2.07m x 1.79m
Dressing	2.88m x 2.37m
Bedroom 2	3.60m x 3.19m
Ensuite 2	2.44m x 1.04m
Bedroom 3	3.25m x 2.94m
Bedroom 4	2.80m x 2.22m
Bathroom	2.59m x 1.93m



Please note that floorplans show approximate measurements only. Exact layout, sizes and measurements may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to site the page, as a result this plan is not to scale.