



CROFTSIDE



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Croft Road, Ipplepen, Devon, TQ12 5SW
Newton Abbot 4 miles, Totnes 6 miles, Exeter 20 miles

A superb detached contemporary home in a sought after village, presented in excellent order with over 3,000sqft of accommodation.

- Exceptional build quality and design
- Award of Excellence from Devon Building Control
- 5 Bedrooms, 1 en-suite
- Superb open plan kitchen/breakfast room with access to the garden
- Integrated double garage
- Private drive and parking for multiple vehicles

Guide Price £835,000

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.

DESCRIPTION

The vendors purchased the late 1950s original bungalow approximately 7 years ago and have practically rebuilt the property to create this stunning detached family home. The house has been incredibly well built, receiving an award of excellence from Devon Building Control for the works carried out. The house includes an integrated zoned sound system throughout. The entirety of the ground floor benefits from wet underfloor heating system, which is individually zoned. Cat 6 cabling is throughout the property with the ethernet hub and controls located in the office. There is LED lighting throughout. The windows are powder coated aluminium with integrated blinds. Many of the rooms have tiled porcelain floors, with all of the sanitaryware in the house by Hansgrohe with all wall hung toilets. There is also a Nest fire alarm system connected.

The house has been tastefully designed and built to accommodate a working family with ample space and receptions rooms. It is worthy to note that the double garage has been built to residential building regulation standards and, subject to consent, could be converted in further accommodation. The garage also has a wash basin.

ACCOMMODATION

From Croft Road a private drive with granite setts leads up the side of the property to a gravelled parking and turning area. Step up into the entrance hall with large format porcelain tiled floor with stairs rising to the first floor, an under-stairs cupboard and doors to: Sitting room, a pleasant room with a wood burning stove on a slate hearth and built-in surround sound system with ducting to connect a wall mounted TV.



There is a pair of tri-folding doors providing access to the front of the property with a useful side window to allow in maximum light. From the hall there is a coat cupboard, door into kitchen/breakfast room, a fabulously bright room with a pair of tri-folding doors leading out onto a small patio area. The kitchen has been well-designed to include a variety of integrated appliances including two built-in Miele fan-assisted ovens, an integrated Miele microwave and a Miele coffee machine. There is a Miele integrated dishwasher and a Samsung integrated fridge/freezer. The large island unit has a range of pan drawers with an induction down-draft hob. There is solid work surfaces and an instant boiling tap. At the far end there is space for a large kitchen table with a further pair of double doors leading outside and a door to a very useful pantry. From the hall, a door leads to the utility room with a range of base level units with a slate worktop, Belfast sink and plumbing for a washing machine and tumble drier. Door to WC and door through to the office, with a tri-fold door leading to small patio area and large front garden. Within the office is a cupboard housing the ethernet cabling controls and a built-in desk with a chestnut worktop with shelving above. A door and a step leads down into the insulated and heated double garage with electrically operated garage door. The garage has a door to the rear of the property and the location of the Ideal 40kw Vogue high efficiency gas boiler.

The turning staircase, with its glass balustrading, leads up to the spacious first floor landing, which is attractive in its design, with good views to the side of the property. Off the landing is a storage cupboard and two built-in double wardrobes. Door to family bathroom with porcelain tiled floor, electrically controlled underfloor heating, a walk-in shower with rainfall shower head, a large bath and also built-in storage. Door to bedroom 1, a large double open to the eaves with four roof Velux windows. Bedroom 2, a double with almost floor to ceiling windows overlooking the front garden with a small door for storage and a door to a Jack and Jill en-suite shower room, fully tiled with a walk-in shower, also accessed from bedroom 3, currently used as a single room but will accommodate a double bed. Door to bedroom 4, a double room.

From the landing a staircase rises to the second floor which is currently utilized as a fantastic games room/tv room with attractive triangular shaped floor to ceiling windows within the apex of the roof, surround sound system with connections to a tv. There is roof void storage and door to bedroom 5, double, which is also open into the eaves of the roof with a Velux window which has views over the village and moors in the distance.

OUTSIDE

The garden wraps around the house and is a really good size. In one corner is a children's timber Wendy house with further buildings for storage for bikes and garden machinery, with a small log store to the side. There is an outside garden tap.

To the far end of the garden is the fantastic insulated and stone clad studio under a flat roof with also the same powder coated aluminium windows. This room can be opened up into the garden with the tri-fold doors wide open and is currently used as an artists' studio with door to a WC and sink. This studio has a hard-wired Ethernet internet connection from the house and is a fantastic place to work.

Along the side of the garden are a number of railway sleepers with a variety of plants beyond and a further patio area, perfect to enjoy the west facing sun. A passageway around the house leads to a further timber clad garage for further storage.

SERVICES

Mains water, electricity, gas & drainage.

LOCAL AUTHORITY

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

DIRECTIONS

From Totnes follow the A381 towards Newton Abbot. Turn left onto Clappitt and take the second right onto Croft Road, continue down Croft Road and just before the junction the property can be found on the right hand side.





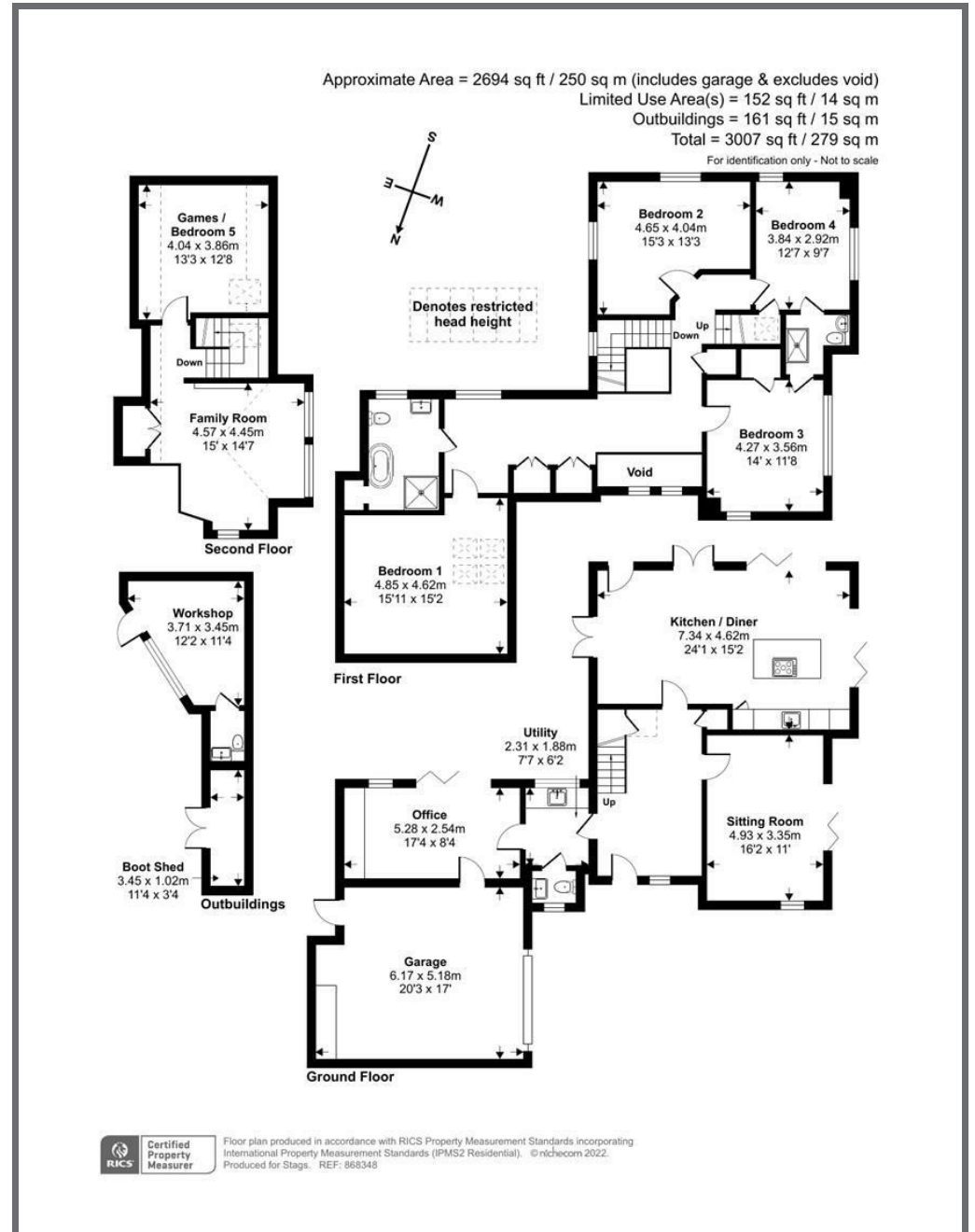
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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