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ESTATE AGENTS

Cedar Cottage, Wrigwell Lane
Freehold



Cedar Cottage, Wrigwell Lane, Ipplepen, TQ12 5UB

A semi-detached country house in a wonderful, rural yet accessible location.

- Period Semi-Detached House
- 5 Bedrooms & Study
- Spectacular Kitchen/Dining Room
- 2 Bathrooms & Additional Cloaks/WC
- Beautifully Presented
- Delightful Secluded Gardens
- Garage & Open Fronted Barn/Carport
- Semi-Rural Location
- 2/3 of an Acre Paddock
- Oil Fired Central Heating

Offering privacy and seclusion, Cedar Cottage originally dates from around 1900 with later additions in the 1970s and 2000s.

The property is situated around a quarter of a mile along a no-through country lane and is set directly adjoining and overlooking glorious Devon countryside. Wonderful gardens wrap around 2 sides of the house which are well-established and particularly secluded. Located on the other side of the lane is an additional parcel of land which is fairly level and enclosed which extends to approximately 2/3 of an acre, upon which sits a good sized garage and attached, open-fronted storage barn.

Wrigwell is a small hamlet with just over a handful of properties which is served locally by the highly sought-after village of Ipplepen, approximately a mile away.

ACCOMMODATION

The accommodation is well-presented with elegant lines and neutral décor with an attractive mix of period-style and modern benefits for up-to-the-minute daily life. Set over 2 floors, there are up to 5 bedrooms and 2 well-appointed bath/shower rooms. The living space is dominated by a fabulous living/dining/kitchen area with access to the gardens and a part-vaulted ceiling with large roof window flooding the room with light. There is a good sized lounge with open fire place, a separate utility room and a lobby. In addition, accessed from a second staircase is a tucked away study with triple-aspect glazing which would make an ideal home office.

Ground Floor

Entrance Hallway	
Kitchen/Dining Room	17' 2" (5.23m) x 22' 3" (6.78m)
Utility Room	7' 4" (2.24m) x 9' 5" (2.87m)
Shower Room	7' 4" (2.24m) x 5' 9" (1.75m)
Sitting Room	23' 4" (7.11m) x 16' 1" (4.9m)
Music Room	7' 6" (2.29m) x 10' 3" (3.12m)
Bedroom 5	14' 3" (4.34m) x 10' 3" (3.12m)
Cloaks/WC	

First Floor

Landing	
Bedroom 1	14' 3" (4.34m) x 10' 3" (3.12m)
Bedroom 2	10' 2" (3.1m) x 13' 1" (3.99m)
Bedroom 3	12' 6" (3.81m) x 8' 4" (2.54m)
Bedroom 4	9' 0" (2.74m) x 7' 3" (2.21m)
Bathroom	7' 5" (2.26m) x 10' 3" (3.12m)
Study/Bedroom 6	7' 3" (2.21m) x 16' 8" (5.08m)

OUTSIDE

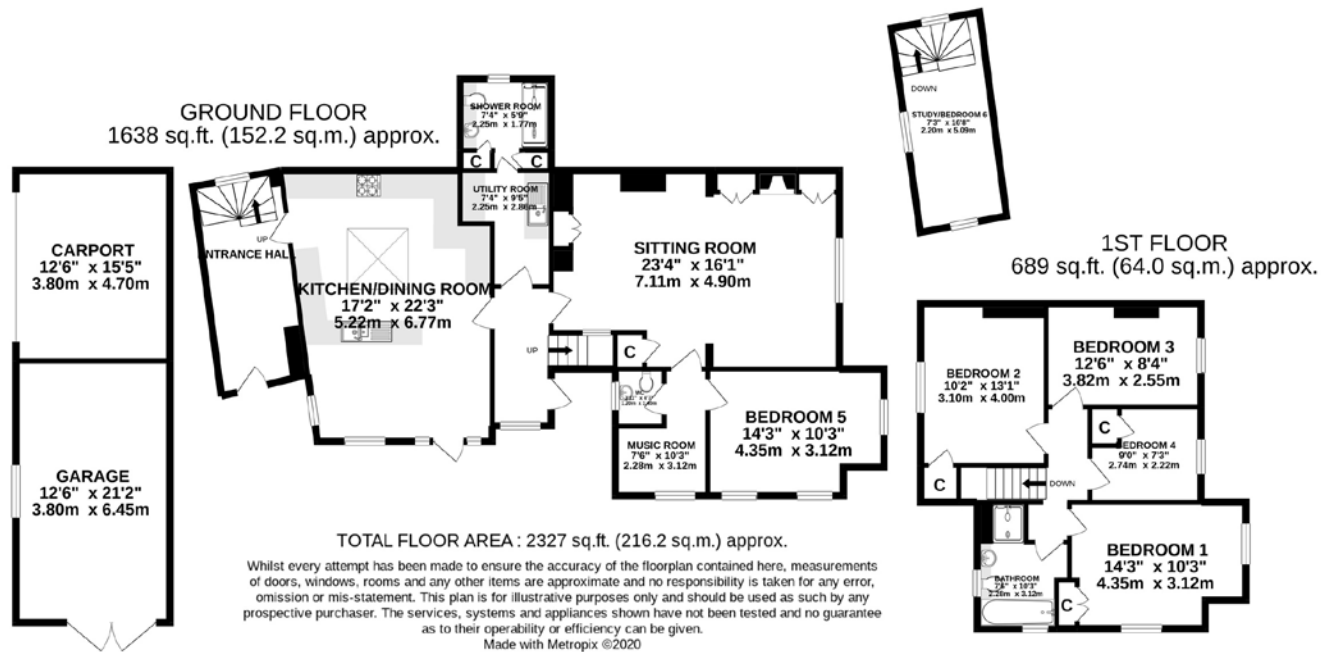
Lovely secluded gardens wrapping round 2 sides of the property which are mainly laid to lawn and established planting. Additional parcel of land extending to around 2/3 of an acre which is level and enclosed and mainly laid to lawn.

PARKING

Garage and attached open-fronted barn with plenty of adjacent parking.

DISCLAIMER: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.





AGENTS NOTES

Tenure

Freehold

Local Authority

Teignbridge Local Council.
Currently Band E

Services

Oil fired central heating. Mains water. Mains electricity. Septic tank.

Viewings

Strictly by confirmed appointment with the vendor's agent, Coast & Country.

DIRECTIONS

From Newton Abbot take the A381 Totnes Road towards Totnes. After passing the petrol station on the left and the turning for Ipplepen on the right, continue for a few hundred metres and take the first left, then immediately right. Follow the lane and the property can be found on the right hand side.

