



Ipplepen Road, Marldon - TQ3 1SE

Guide Price £650,000

Paignton

ABSOLITE



Ipplepen Road

Marldon, Paignton

Nestled in a serene village setting with picturesque views of open countryside, this delightful detached 4-bedroom period house offers a perfect blend of traditional charm and modern convenience.

Internally the accommodation briefly comprises of a wonderful and spacious lounge/dining room with three floor to ceiling fireplaces one with a fitted wood burner. The ambience is cosy and inviting, ideal for both relaxation and entertaining. There is also an additional living room, which could be used as a separate sitting room or a study or indeed bedroom 5, this also has a lovely stone fireplace.

There is a superb modern kitchen with an excellent range of units and drawers with a stylish composite work top over. The kitchen boasts a range of high-quality integrated appliances and opens into a breakfast room where natural light floods the space, creating an uplifting atmosphere. Directly accessible from the kitchen is a convenient utility room, complete with a practical cloakroom/WC. Access to the garage is also gained from the utility room.



Ascending the staircase, you will find four generously proportioned bedrooms, each offering a unique perspective of the surrounding landscape. The main bedroom features an en-suite bathroom and a substantial built-in wardrobe, ensuring ample storage and comfort. Bedroom 4 offers a touch of luxury with French doors opening onto a sizeable balcony, the perfect spot to soak in the village and the surrounding countryside.

There is a large single garage and a driveway providing additional parking. The attractive rear gardens are mainly laid-to-lawn with paved patio areas, ideal for outside dining.

Rear Garden

To the rear of the property there is a laid to lawn garden which is enclosed by stone walling and mature hedgerow. There are paved terrace areas being ideal for outdoor dining.

GARAGE

Single Garage

To the front of the property there is a driveway providing parking for 2/3 vehicles. The driveway gives access to a large single garage. There is an internal door at the rear of the garage leading to the property.



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The property is situated in the pretty South Hams village of Marldon bordering some of South Devon's most picturesque rolling countryside. Marldon is full of history and character and is well served by two good pubs, village shops, a post office, a well-regarded primary school, a church and a very active community hall hosting various clubs. Plenty of countryside walks around the area are right on the doorstep whilst the sandy beaches of Paignton are approximately 3 miles away and the picturesque village of Totnes is just over 5 miles away.

Council Tax band: E

Tenure: Freehold

- Detached 4 bedroom period house with open countryside & village views
- 3 Reception rooms including a spacious lounge/dining room with 3 floor to ceiling stone fire-places with fitted wood burner
- Modern fitted kitchen with high quality integrated appliances leading into a light and airy breakfast room
- Utility Room giving access to a downstairs cloakroom/WC
- Main bedroom with en-suite bathroom with large built-in wardrobe
- Bedroom 4 has access via French doors to a good sized balcony enjoying village & countryside views
- Large single garage plus driveway parking
- Attractive laid to lawn rear gardens with paved patio areas



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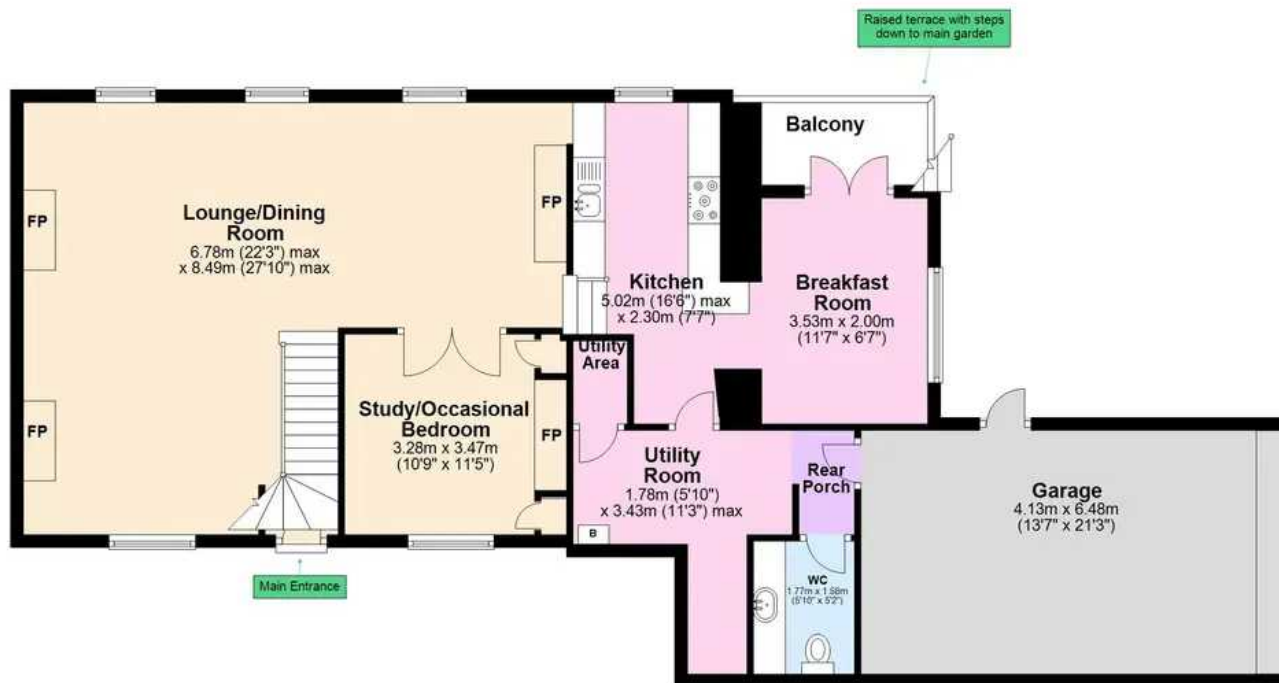
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Ground Floor



First Floor



Total area: approx. 195.7 sq. metres (2106.4 sq. feet)

Approx
Plan produced using PlanUp.





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