



South Priory

South Priory Paternoster Lane, Ipplepen, Devon TQ12 5RY



Newton Abbot 4 miles Totnes 5 miles
Exeter 23 miles

A wing of a country house extending to over 3000 sqft.

- A large semi-detached property in need of some improvement
- Large kitchen/breakfast room
- Formal sitting room
- Three/four bedrooms (master en-suite)
- Family bathroom
- Garage
- Sought after village location
- No onward chain

Asking Price £450,000

SITUATION

The thriving village of Ipplepen is well served by local amenities and has a primary school, public house, medical centre, village hall, post office and general stores. Newton Abbot and Totnes have main line railway stations linking to London Paddington. The A38 Devon Expressway allows commuting to Plymouth, Exeter and beyond via the M5 Motorway.

ACCOMMODATION

The accommodation on the ground floor consists of a large formal sitting room. A large kitchen/dining room with a fitted kitchen, oil fired Aga in a stone fireplace and sliding patio doors to the rear garden.

Off the kitchen is a door to a utility room and a door to the entrance hall with door to a rear courtyard and door to the studio. From the Hall there is an interconnecting door back to the main house which will be blocked off on completion of the sale by the vendor, if not sold together with The Priory. The staircase hall has the original flagstone floor with door to Study/Bedroom 4. Ground floor WC.

Stairs rise to the first floor landing with an interconnecting door to The Priory which will be blocked by the vendors if sold separately. On this floor there is a double bedroom with sash window overlooking the rear garden, a family bathroom, door to bedroom 2 with two sash windows overlooking the parking area and door to the master bedroom suite of double bedroom with en-suite bathroom, sash windows to the rear garden and to the side. This room was

previously the Chapel to the Priory and once had a vaulted ceiling which the vendors grandparents lowered to the existing height. The floor is understood to be reinforced as it was latterly used as a billiard room.

OUTSIDE

To the rear of the property is a stone built outbuilding under a slate roof, currently used as a gardeners store with doorway through to the large L-shaped garage with further area to accommodate the parking of another car to the right..

An arch in the stone wall leads through to the rear garden which is partially walled and contains mature plants and borders. At the rear of the garden there is a gateway through to a further section of land (as shown on plan) which is included with the sale of South Priory.

SERVICES

Oil fired central heating, mains gas, water and drainage.

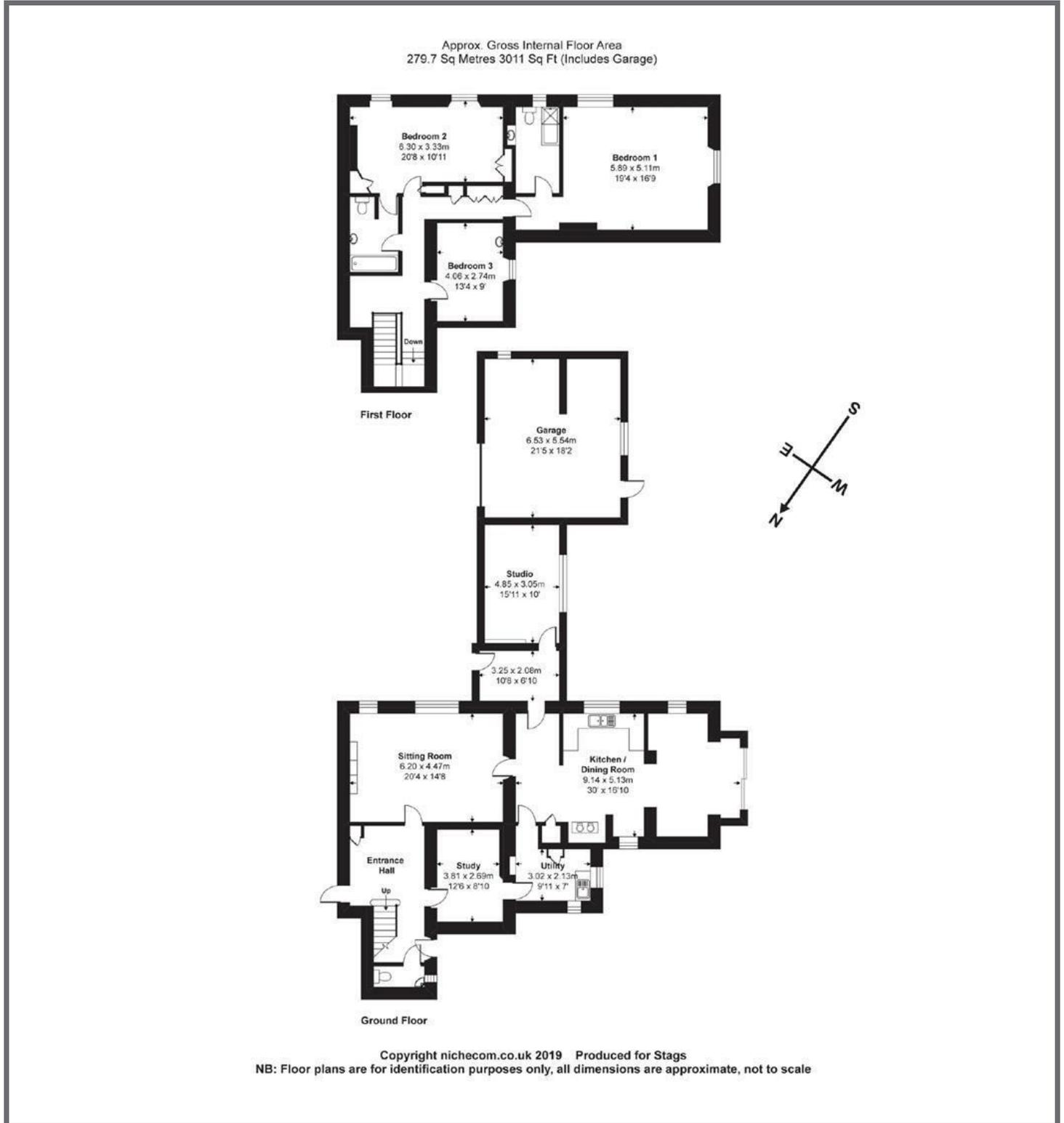
VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454.

DIRECTIONS

From Fore Street in Ipplepen, at the memorial turn into North Street. Proceed down North Street and turn into Paternoster Lane. Continue down this lane and take the first turning on the right into South Priory.





These particulars are a guide only and should not be relied upon for any purpose.

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

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Energy Efficiency Rating		Current	Potential
Not energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
58-68	D		59
49-57	E		
39-48	F	20	
13-38	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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