

BROOKE HOUSE

IPPLEPEN, NEWTON ABBOT, DEVON



JACKSON-STOPS

BROOKE HOUSE, 40 NORTH STREET, IPPLEPEN, NEWTON ABBOT, DEVON, TQ12 5RT

TOTAL APPROX. FLOOR AREA 5985.9 SQ FT / 556.1 SQ M

An impressive Grade II listed home enjoying fine proportions and a superb, detached studio. With attractive gardens of about 1.1 acres, all within the village.



DISTANCES

NEWTON ABBOT – 4 MILES

TOTNES – 5 MILES

EXETER – 23 MILES

GROUND FLOOR

- Entrance hall
- Drawing room
- Sitting room
- Study
- Kitchen
- Utility
- Store
- Two cloakrooms

FIRST FLOOR

- Spacious landing
- Six bedrooms
- Two bathrooms
- WC

OUTBUILDINGS

- Detached studio with kitchen, store room and cloakroom
- Detached stone barn/garage with numerous stores

OUTSIDE

- Driveway with ample parking
- Formal lawns
- Kitchen garden



LOCATION

Brooke House stands in the heart of Ipplepen, a highly regarded South Devon village perfectly placed between the market towns of Newton Abbot and Totnes. The village has a welcoming community and a good range of everyday amenities, including a convenience store, post office, primary school, churches, public house, medical centre, sports field, play park and village hall. Surrounded by attractive rolling countryside, Ipplepen offers an appealing blend of traditional village life and practical accessibility.

The village is well positioned for access to some of South Devon's most desirable destinations, with Dartmoor National Park to the west, the English Riviera and Torbay coastline to the east, and the beaches, estuaries and sailing waters of the South Hams within easy reach. Newton Abbot and Totnes provide a wider range of shopping, leisure and cultural facilities, together with mainline railway stations offering services to London Paddington, while Exeter, Plymouth and the M5 can be reached via the A38 Devon Expressway.



THE PROPERTY

Brooke House is an impressive Grade II listed family home, discreetly positioned within the village and set in generous grounds of approximately 1.1 acres. The property also benefits from a striking detached studio/annexe and a useful range of additional outbuildings.

Inside, the main house offers well-arranged accommodation with a wealth of period features, including sash windows, shutters, French doors, feature fireplaces and original meat hooks in the scullery/pantry. The welcoming entrance hall leads to spacious, well-proportioned reception rooms, both with access to the gardens.

The large farmhouse kitchen/breakfast room is well suited to both family life and entertaining, centred around an Aga and complemented by a breakfast bar, window seat and ample space for a dining table. A utility room and boot room/store sit adjacent to the kitchen, while a study and two cloakrooms complete the ground floor accommodation.

A handsome staircase rises to a spacious first floor landing, from which there are six bedrooms, five of which are doubles, together with two bathrooms.



OUTSIDE

A particularly notable feature of Brooke House is the contemporary detached studio which was a renovation of an old building. Currently arranged with a kitchen, store room, cloakroom and an impressive open-plan studio space, it opens through sliding doors onto the landscaped terrace. Vaulted ceilings and excellent natural light create a bright, calm and versatile space. The studio could offer potential for conversion into additional living or bedroom accommodation.

Further outbuildings include a detached stone-built barn/garage with adjoining store rooms. The gardens are mainly laid to lawn around the house and include a kitchen garden, a partially walled south-facing lawn, a gravelled cut-flower garden and a greenhouse. To the front, a gravel driveway provides ample parking.



DIRECTIONS (POSTCODE TQ12 5RT)

From Fore Street in Ipplepen, at the memorial turn into North Street. Proceed down North Street where Brooke House is found on the right hand side, opposite Paternoster Lane.

PROPERTY INFORMATION

Services: Mains gas, water, electricity and drainage

Tenure: Freehold



Local Authority: Teignbridge District Council

Council Tax: Band G

EPC rating: D

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.



Viewing: Strictly by appointment with Jackson-Stops Exeter office: 01392 214222



BROOKE HOUSE

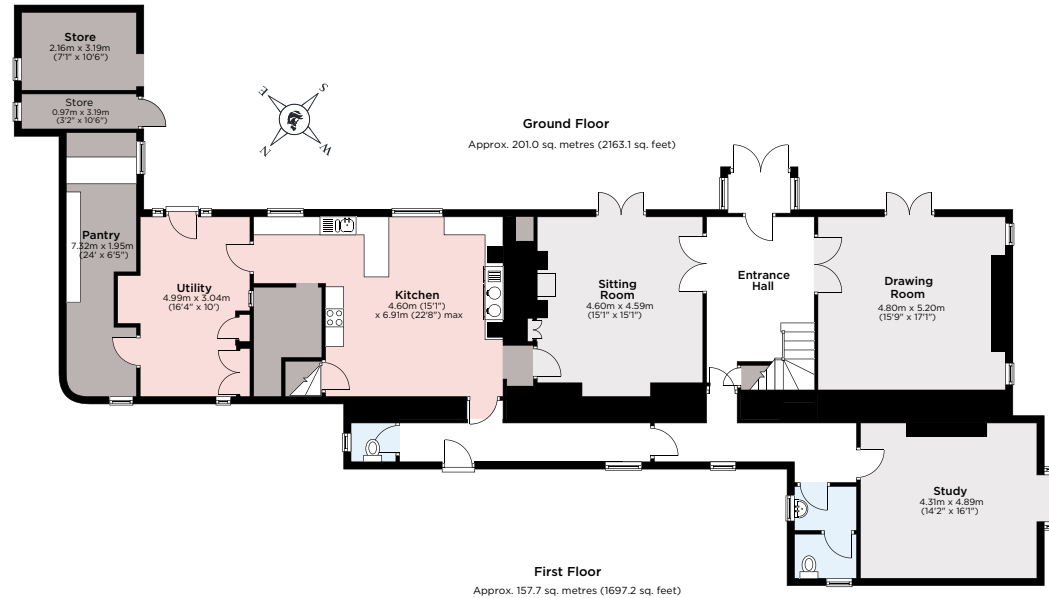
TOTAL APPROX.

FLOOR AREA

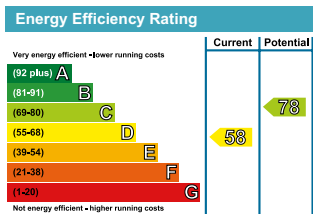
358.6 SQ M (3860.3 SQ FT)

OUTBUILDINGS,

197.5 SQ M (2125.6 SQ FT)



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

EXETER

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