

SIMPLY GREEN

Church Hills, Orley Road

Ipplepen



## 4/5 BEDROOM DETACHED CHALET BUNGALOW

- ◆DETACHED CHALET BUNGALOW
- ◆FURTHER DEVELOPMENT POTENTIAL
- ◆4/5 BEDROOMS
- ◆PRINCIPLE ENSUITE
- ◆LOUNGE WITH STUNNING LOG BURNER
- ◆MODERN KITCHEN DINING ROOM
- ◆UTILITY AND WC
- ◆WRAP AROUND GARDENS & STUNNING VIEWS
- ◆OFF ROAD PARKING
- ◆TENURE - FREEHOLD

Spacious 4/5 Bedroom Detached Chalet Bungalow with Stunning Countryside Views, Set within approximately 1/4 of an Acre – Ipplepen.

Featuring four double bedrooms, a versatile fifth bedroom/study, and a principal ensuite, the property offers flexible living across two floors. A modern kitchen/dining room, lounge with log burner, and a stunning first-floor lounge with a balcony make this home perfect for family life. Additional highlights include a utility room, ground floor WC, and a four-piece family bathroom. A large storage room offers potential for further development with planning for two bedrooms.



## Accommodation

A composite front door with side windows opens into a welcoming and spacious entrance hallway, complete with central heating radiators, a range of power points and coving. Doors lead to all principal rooms, with a staircase rising to the first floor.

The stylish and contemporary kitchen/dining room is the heart of the home, featuring modern units, sleek work surfaces, and a triple aspect allowing natural light to flood the space. The kitchen is well-equipped with an integrated Neff oven and grill, a Neff gas hob with an extractor fan, an inset sink with a mixer tap, a tiled splashback, and ample space for white goods. French doors open to the rear garden, offering a peaceful outlook across the surrounding country fields.

The lounge is a cosy space, featuring a bay-fronted UPVC double-glazed window, a charming log burner with a granite hearth, fitted storage, picture rails, and feature wall lighting. This warm and inviting setting is perfect for relaxing evenings.

A separate utility room provides additional storage with fitted wall and base units, work surfaces, an inset sink, space and plumbing for white goods, and a wall-mounted boiler. A ground-floor WC with tiled flooring, a wall-mounted wash basin, a low-level WC, an extractor fan, and an obscured window adds to the home's practicality.

The principal bedroom is a beautifully designed retreat, featuring fitted mirrored wardrobes, front-facing UPVC double-glazed bay window, a central heating radiator, and a private en-suite with a walk-in shower, low-level WC, pedestal wash basin with a tiled splashback, a vanity mirror, and a heated towel rail.

Three further double bedrooms are well-proportioned, all benefiting from UPVC double-glazed windows and central heating. The versatile fifth bedroom/study provides an ideal space for a home office or additional bedroom, with a front-facing window, central heating radiator, power points, and Wi-Fi/telephone connections.

The beautifully designed family bathroom is spacious, featuring an oval panelled bath with a mixer tap, a separate shower cubicle, a pedestal wash basin, a low-level WC, tiled surrounds, a vanity mirror, an extractor fan, and a chrome heated towel rail.



### First Floor Accommodation

One of the home's standout features is the first-floor lounge, a bright and airy space that opens onto a private decked balcony, where you can soak in the stunning countryside views. With Velux windows, central heating radiators, and French doors leading outside, this space is perfect for unwinding while enjoying the tranquil setting.

A substantial storage room presents an exciting opportunity for further development. Already insulated and featuring a rear-facing window, lighting, and power points, this space has planning permission for two additional double bedrooms, or could be transformed into an expansive principal suite, offering endless possibilities to suit individual needs.

### Outdoor Space

Externally, the property boasts beautifully landscaped wraparound gardens, with mature shrubs, hedges, and storage sheds. The rear garden is a private sanctuary, perfect for outdoor dining and entertaining, with uninterrupted views across protected land.

The home also benefits from off-road parking for multiple vehicles, adding to its practicality.

### A Rare & Unique Opportunity

Combining space, style, and future potential, this exceptional home is perfectly positioned in a sought-after location with a picturesque rural outlook. Whether you're looking for a spacious family home or a property with room to expand, this home offers an outstanding opportunity to enjoy countryside living while remaining close to local amenities including a local doctors surgery, sought after primary and pre schools and local shops and pubs.

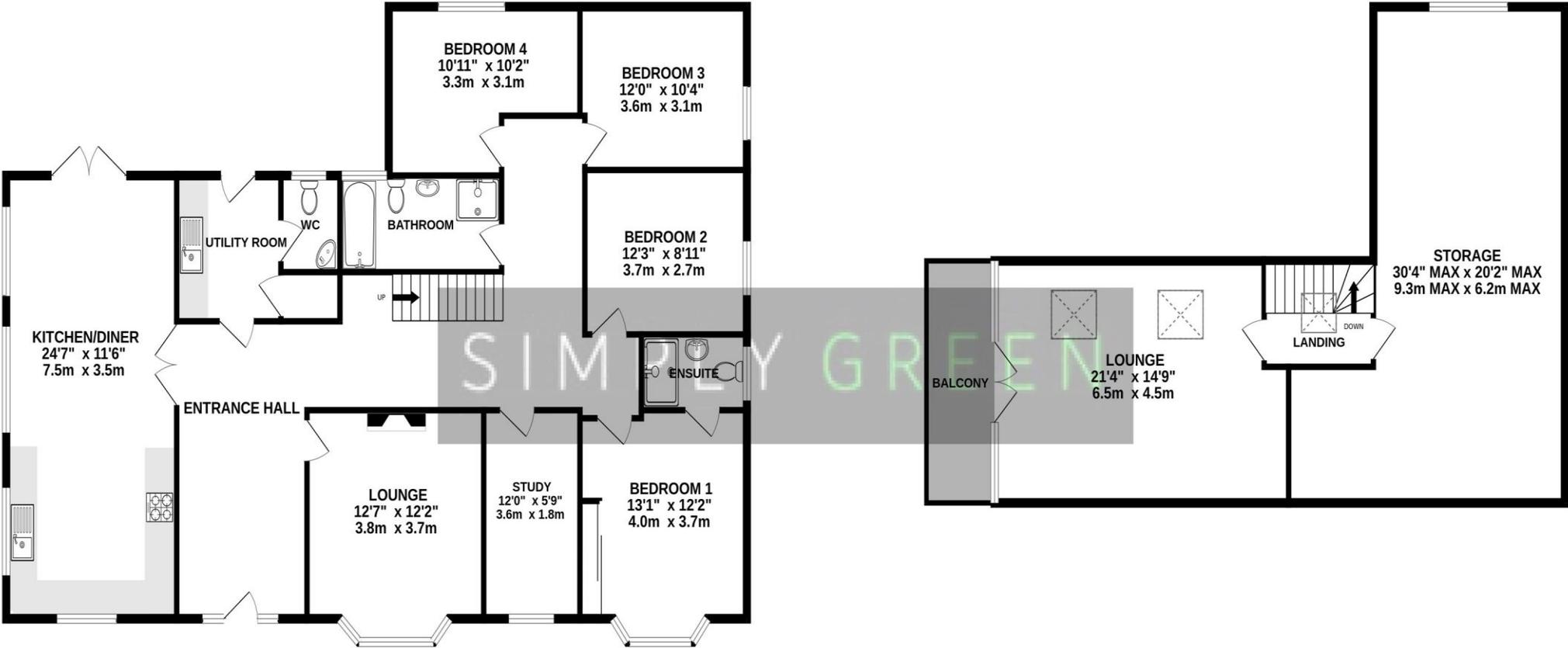
Viewing is highly recommended to fully appreciate the charm, space, and potential this remarkable property has to offer.



# FLOORPLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET