

SIMPLY GREEN

Bulleigh Barton  
Cottages

Ipplepen



## FOUR BEDROOM SEMI DETACHED HOME

- ◆ NO ONWARD CHAIN
- ◆ JUST UNDER HALF AN ACRE PLOT
- ◆ SOUGHT AFTER VILLAGE OF IPPLEPEN
- ◆ SITUATED NEAR BULLEIGH MANOR
- ◆ 4 BEDROOM SEMI DETACHED HOUSE
- ◆ PRINCIPAL ENSUITE AND BALCONY
- ◆ BESPOKE GARDEN LODGE
- ◆ DRIVEWAY AND GARAGE
- ◆ LOUNGE WITH LOG BURNER
- ◆ TENURE - FREEHOLD

Set within 0.44 acres in the sought-after village of Ipplepen, this four-bedroom semi-detached home is rich in history and full of character. Dating back to circa 1750, with evidence of a dwelling on the land since the 1300s, this former farm labourer's cottage has been sympathetically extended over time while maintaining its charm. Situated next to Bulleigh Manor, accommodation comprises a modern kitchen dining room, lounge with log burner, ground floor WC and pantry. The property boasts four bedrooms and a family bathroom to the first floor, with a principal bedroom complete with an en-suite and balcony. Outside there is a double garage, off-road parking, mature gardens, and a bespoke Nordic lodge, all with the potential for further development, subject to the necessary planning permissions. Offered with no onward chain, this is a rare opportunity to acquire a unique home in a picturesque setting.



## Accommodation

The property is predominantly accessed via the conservatory to the front, a bright and airy space with French doors, tiled flooring, power points, and wraparound UPVC double-glazed windows, creating a welcoming entrance. A further door leads into the entrance hallway, where there is built-in shelving storage and tiled flooring, with doors providing access to the lounge, ground-floor WC, and pantry store.

The spacious lounge is full of character, featuring exposed beams, a log-burning fire with a brick surround, and UPVC double-glazed windows to the front and side, allowing plenty of natural light to filter through. Stairs rise from the lounge to the first floor, while the hallway leads through to the kitchen, a charming yet modern space that blends functionality with rustic appeal. With timber cottage doors with latches throughout the property, a barn-style door opens into a well-equipped kitchen, fitted with matching wall and base units, quartz work surfaces, and PVC splashbacks. A Heritage range cooker, an induction hob with splashback and extractor fan, and two inset sinks with mixer taps provide a practical yet stylish cooking area. The space also benefits from under-unit downlights and ample storage, with UPVC double-glazed windows to the front and rear offering garden views. There is space and plumbing for a washing machine, dishwasher, and fridge freezer.

The ground floor WC comprises a low level WC, wash basin and extractor fan, with the pantry offering ample storage and a wall mounted shower, perfect for shoes and pets. While a door leads out to the rear courtyard, which provides further access to the double garage. The garage is spacious, featuring an up-and-over door, power, and lighting, and is currently used for additional storage.



## First Floor Accommodation

Stairs rise from the lounge to the first-floor landing, where there is access to the loft, a smoke alarm, cupboard storage with shelving, and doors leading to all bedrooms.

The principal bedroom is an impressive space, featuring UPVC double-glazed French doors opening onto a timber decked balcony with stunning views over the gardens and surrounding countryside. The room benefits from a central heating radiator, multiple power points, and a further door leading to the en-suite shower room, which includes a walk-in shower with a glass sliding door, an electric shower, a pedestal wash basin with tiled splashback, a low-level WC, an extractor fan, ceiling spotlights, a shaver point, a vanity mirror, a chrome central heating towel rail, and access to an additional loft space.

The second and third bedrooms are both positioned at the rear of the property, with UPVC double-glazed windows to the rear, central heating radiators, power points, with fitted storage. The fourth bedroom is at the front of the house and includes UPVC double-glazed windows, a central heating radiator, power points, and additional fitted storage.

The first floor is complete with a family bathroom comprising a low level WC, wash basin and panelled bath with tiled surrounds, obscured UPVC double glazed window to the side, central heating towel rail and extractor fan.



## Outside

Outside, the expansive gardens are a true highlight of the property. To the front, a large driveway provides off-road parking for multiple vehicles, with a garage/worktop to the side of the property. The garage benefits from an up and over door, power and lighting.

As you approach the property there is a courtyard patio area, raised beds with stone chippings, a well-established nature pond, a range of mature shrubs and bushes and an enclosed chicken-wire herb garden. Beyond this, an additional level lawn with olive trees, a herb garden, and a composting area extends the outdoor space further. Additional features include a greenhouse, a summer house, a timber storage shed, outside lighting, an outside tap, oil tank and a water butt, making the garden both practical and beautifully landscaped.

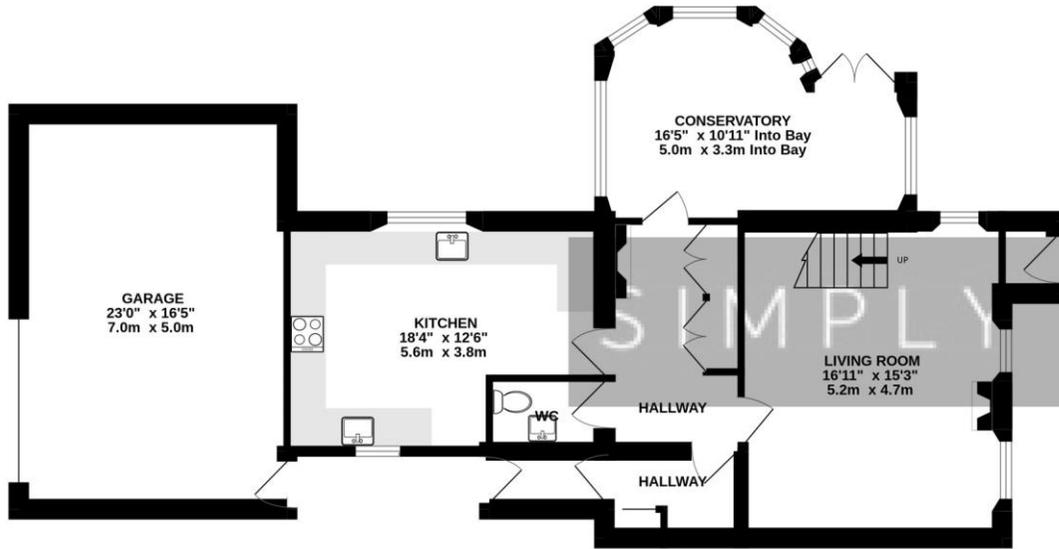
A separate gated entrance gives access to a large, level lawn, enclosed by mature shrubs and trees, offering a private and peaceful setting. A bespoke Nordic lodge, complete with power, lighting, barbeque/open fire and a chimney with seating and windows to surrounds. Sitting to the front of the garden this stunning lodge provides a versatile space for relaxation or entertaining.

With no listings or Tree Preservation Orders (TPOs) in place, the land presents a fantastic opportunity for further development, subject to relevant planning permissions. This character-filled home offers a unique blend of historic charm, modern convenience, and stunning outdoor space, making it an ideal family residence or investment opportunity in the heart of Ipplepen.

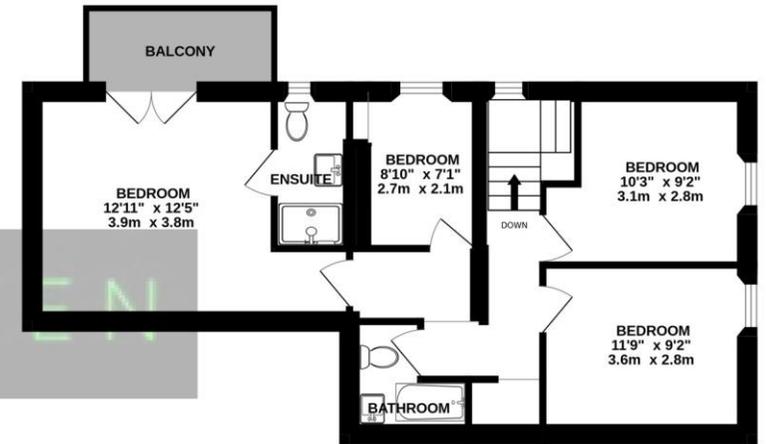


# FLOORPLAN

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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