



7 Thorn Orchard



Newton Abbot: 3.5 miles, Totnes: 5.5 miles, Exeter: 21 miles

A well-presented detached family home situated within a quiet cul-de-sac in the heart of the popular village of Ipplepen.

- Late 20th Century home
- Convenient village location
- 1286sqft of accommodation
- Idyllic family living
- Ample reception space
- 4 First floor bedrooms
- Mature private gardens
- Parking/Garage/EV charging
- Freehold
- Council tax band: E

Guide Price £495,000



SITUATION

The property is situated within a small and peaceful cul-de-sac, set back from the main road within the popular village of Ipplepen. The village benefits from a range of day-to-day amenities including a Co-op supermarket, primary school, doctors' surgery, churches, public house, restaurant, tennis courts and village hall, all contributing to its strong sense of community.

The market town of Newton Abbot and the historic town of Totnes are both within easy reach and offer a wider range of shopping, educational and recreational facilities. Both towns also benefit from mainline railway stations providing direct services to London Paddington. The A38 Devon Expressway is readily accessible, allowing convenient travel to Exeter, Plymouth and the M5 motorway beyond.

DESCRIPTION

7 Thorn Orchard is a detached family home occupying a desirable position within a quiet residential cul-de-sac. The property offers well-balanced accommodation arranged over two storeys, combining generous reception space with four first-floor bedrooms. The mature gardens are a particular feature, wrapping around the property and providing a high degree of privacy and seclusion. Further benefits include a single garage, ample off-road parking and an electric vehicle charging point.

ACCOMMODATION

The accommodation is arranged over two storeys and provides a practical layout suited to modern family living. An entrance hallway provides access to the principal ground floor rooms. The sitting room is situated to the rear of the dwelling and benefits from a feature fireplace forming a focal point to the room, while patio doors open directly onto the garden creating an attractive connection between the interior and exterior spaces.

The separate dining room enjoys a bay window overlooking the garden and offers ample space for formal dining and entertaining. In addition, a study provides a useful space for home

working or other flexible uses. The kitchen is situated to the rear of the property, overlooking the garden, comprising a range of fitted wall and base units with ample workspace and room for informal dining. A cloakroom with WC completes the ground floor accommodation.

On the first floor are four bedrooms, including the principal bedroom which benefits from an en suite shower room. The remaining bedrooms are serviced by a family bathroom comprising a bath, wash basin and WC.

OUTSIDE

The property enjoys mature gardens to the front, side and rear, creating a private and attractive setting. Established planting, shrubs and hedging provide colour and interest throughout the year while enhancing the feeling of seclusion.

The rear garden provides ample space for outdoor seating, dining and family activities, while the side garden further increases the usable outdoor space available.

To the front of the property is off-road parking for multiple vehicles together with a single garage. An electric vehicle charging point has also been installed, providing convenient charging facilities.

SERVICES

All mains services connected. Gas fired central heating. Ofcom advises that broadband and mobile coverage is available via the major providers.

LOCAL AUTHORITY

DIRECTIONS

From Totnes, proceed on the A381 towards Newton Abbot. Upon entering Ipplepen, continue through the centre of the village, passing the village amenities. Turn into Thorn Orchard and follow the road into the cul-de-sac where the property can be found after a short distance.

What3Words: ///smelter.concluded.handfuls

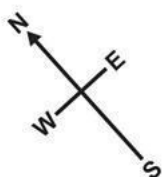


Approximate Area = 1286 sq ft / 119.4 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1436 sq ft / 133.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1509395

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		78	77
EU Directive 2002/91/EC			

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