



Jericho Cottage

Ipplepen, Devon, TQ12 5TZ

Period Cottage in a Quiet Devon Hamlet

- **Lovely Characterful Home**
- **Period Features**
- **Peaceful Location**
- **4 Double Bedrooms**
- **Kitchen Breakfast room**
- **Living Room and Dining Room**
- **TV Room/Home Office**
- **Large garden**
- **Currently a Successful Holiday Let**

Jericho Cottage is set in the lovely hamlet of Dainton and is full of period features. Surrounded by fields it is in a quiet setting and yet convenient for both Totnes and Newton Abbot and with easy access to the A380 to Exeter and beyond.

Accessed via a 5 bar gate to a private gravelled drive you enter in to the bright and airy kitchen/breakfast room with windows overlooking the garden. There is a fully fitted kitchen, with stained timber floors, floor and wall Shaker style cupboards and wooden work surfaces. It has a fitted dishwasher and 4 ring electric hob with twin oven, plumbing for washing machine and space for fridge/freezer. Off the kitchen is a guest WC which also houses the oil fired boiler.

An archway leads through into the dining room which is large enough to seat 8 people, and then through a further arch is the living room. This lovely room is full of character with exposed beams and wooden panelling. The large inglenook fireplace houses a wood burner and is the perfect place to cosy up on a

Asking Price £460,000



winter's evening.

A door leads into an inner hallway where you will find the front entrance hall with a beautiful front door with the original lock. Off the hallway is the TV room which could be a great playroom or home office. From this room a door leads you into a bright double bedroom with ensuite shower room.

Stairs lead up to the first floor and a large landing. Here there is the romantic master bedroom with double volume ceilings and exposed beams. There are also 2 more double bedrooms as well as the family bathroom.

Outside

The property has large sunny gardens, with a lovely south facing paved sun terrace with BBQ area for alfresco dining. The rest of the garden is mostly laid to lawn with fruit trees and has 2 garden sheds and an area perfect for a chicken run. The gravelled driveway has space for at least 3 cars with options for more parking. A gate at the end of the garden leads through to a further orchard area with plum, apple and pear trees.

Situation

Dainton is a small, highly-regarded and most sought-after hamlet, approximately a mile from the centre of Ipplepen itself situated partway between the vibrant market town of Newton Abbot (approximately 4 miles) and historic Totnes (approximately 5 miles). The beaches of the south coast and the open expanses of Dartmoor are a short drive away whilst Dainton Golf Club is on practically on your doorstep. The main line station of both towns offers direct trains to London Paddington and the A380 is approx. 10 mins drive away given access to the motorway networks.

HOLIDAY LET – Currently a successful holiday let with approx. £22,000 letting income from Sept 2019 to February 2020

Services - Oil fired central heating with radiators, mains water, electricity and septic tank for drainage



Tenure - Freehold

EPC - D

Directions - From Totnes on The A381 towards Newton Abbot and at Ipplepen Park Hill Cross (by the petrol station), turn right before the petrol station and proceed for approximately ¼ mile, At the next crossroads, turn left signed Dainton.

Continue into Dainton and Jericho Cottage can be found on the right hand side, approximately the 5th property on the right. Proceed through the 5-bar timber gate to the front of the gravelled entrance drive.

VIEWINGS BY APPOINTMENT

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Approximate Gross Internal Area
142.6 sq m / 1514 sq ft.



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