



Cambric Chase, Stowford Mill, PL21 0UU

CHRISTOPHER'S  
— SOUTH HAMS —



Christopher's South Hams are thrilled to market this three-storey end of terrace family home.

Set against the backdrop of the pretty Longtimber Woods, sits Cambric Chase on this prestigious development of similar homes.

A spacious entrance hall with solid wooden floor welcomes you inside and leads you to a versatile room with bifold doors to the south-facing garden. The current owners use this room as a home gym, but with an adjacent cloakroom, it lends itself to a guest suite or family room as well.

Greeting you on the first floor is a terrific open plan, double aspect kitchen/reception room, doused in natural light between double doors and a delightful Juliet balcony to the front, and bi-folding doors inviting you to a super terrace at the rear. The bi-folding doors seamlessly bridge the gap between inside and out thereby extending this superb entertaining area and providing the perfect space to spend time with family and friends, taking in views towards the iconic paper-mill through the modern glass balustrade. Further touches of opulence in the kitchen include the continued solid wood flooring, integrated appliances, quartz worktops and merited wine cooler.

A separate study completes the accommodation on this floor.

Stairs continue to the second floor and lead to 3 bedrooms.

The principal bedroom showcases a luxurious ensuite shower room and an extensive range of immaculately built-in wardrobes.

A further double and generous single bedroom, together with a lavish family bathroom, again illustrate how elegant the finish is on this beautiful home.

Outside there is space for one vehicle in front of the garage.

The south-facing garden lies to the rear and benefits from multiple access points; a side pathway and gate as well as an external staircase connecting the ground and first floors. Enclosed by high fencing this garden utterly delights in its private aspect. A neat square of lawn framed by maturing shrubs and neat paving provide ample space in which to enjoy this low maintenance and calming oasis.

Remarkably styled and flawlessly presented, this home is an absolute 'must-see' and with no onward chain, Christopher's South Hams cannot wait to share it with you.



## Key Features

4 Bedrooms  
Separate Study  
Immaculately Presented Throughout  
Terrace & Views  
Luxurious Ensuite & Family Bathroom  
Low Maintenance South Facing Garden with Side/Rear Access  
Garage with Electric Roller Door/Light & Power  
Walking Distance to Amenities & Longtimber Woods  
No Onward Chain

## Situation & Amenities

With the pretty River Erme flowing from the moors through the middle of the town, Ivybridge is family-orientated with a rich heritage of traditional industries such as milling and cloth making that are still celebrated today. As well as its fascinating history, Ivybridge offers adventure. The idyllic countryside and moorland offer miles of magnificent walking trails out of the town, whilst in the town itself you'll find pubs, eateries and a variety of shops and supermarkets. The property sits within walking distance of the town centre. There is a good choice of primary schools all within the catchment of the renowned Ivybridge Community College with its World Class Quality Mark Award. There are several places of worship with noteworthy histories, GP and Dental Surgeries, a Minor Injuries Unit, two leisure centres with swimming pools, fitness suites, and various health classes. The charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities as well as the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all add to the community focus of the town. Ivybridge certainly has a wealth of opportunities to welcome you and with its very own train station there are excellent transport links to Plymouth, Exeter, and London with all the amenities that larger cities can offer.

**Services:** All mains services connected.

Photovoltaic Panels in Situ.

Annual Estate Management – TBC.

**Tenure:** Freehold.

**Broadband Type:** <https://www.openreach.com/fibre-broadband>

**Broadband Availability:** <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Coverage:** <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Local Authority

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** E

## Viewings

Strictly by appointment through  
Christopher's South Hams  
01752 746 550

















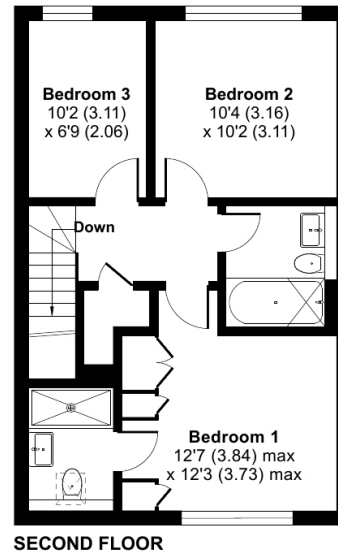
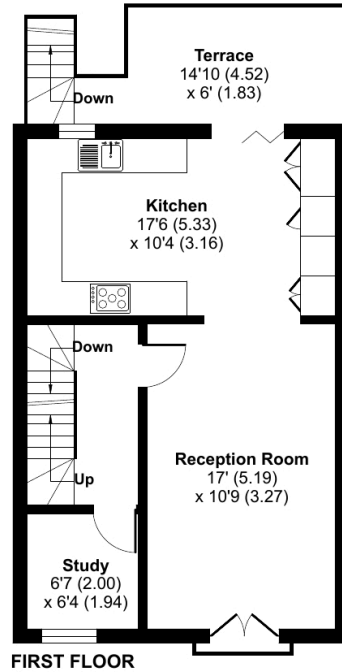
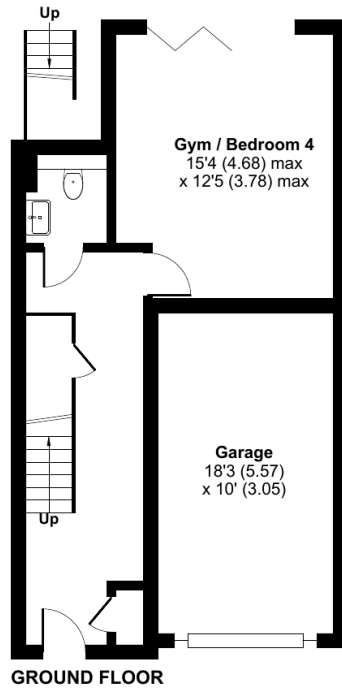
## Cambric Chase, Stowford Mill, Ivybridge, PL21

Approximate Area = 1344 sq ft / 124.8 sq m

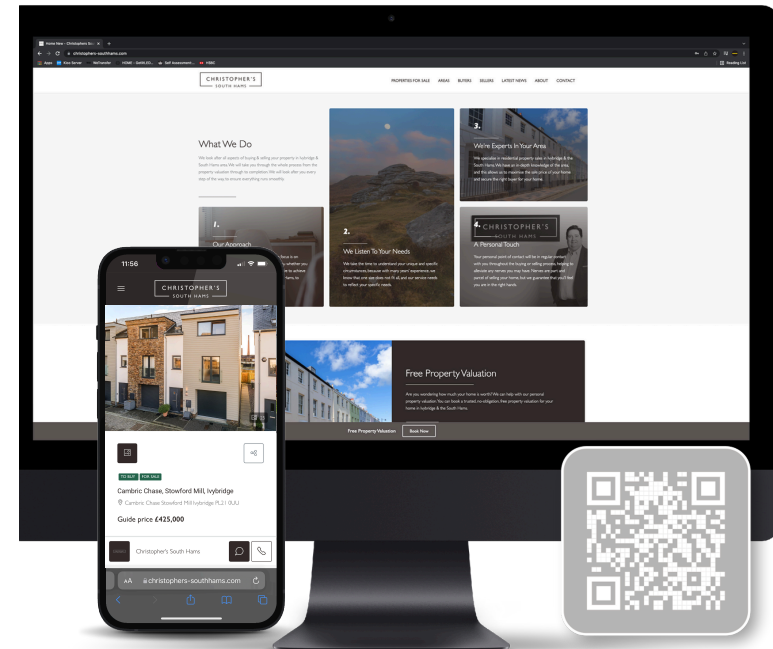
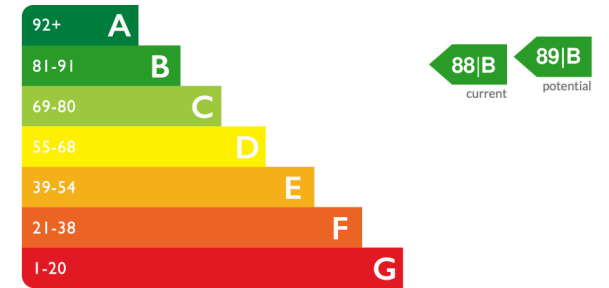
Garage = 183 sq ft / 17 sq m

Total = 1527 sq ft / 141.8 sq m

For identification only - Not to scale



## Energy Efficiency Rating



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Christopher's South Hams Ltd. REF: 1253405

**CHRISTOPHER'S**  
SOUTH HAMS

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6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN  
+44 (0)1752 746 550 | [OFFICE@CHRISTOPHERS-SOUTHAMS.COM](mailto:OFFICE@CHRISTOPHERS-SOUTHAMS.COM)