



Lydford Close, Ivybridge, PL21 0YW

CHRISTOPHER'S  
— SOUTH HAMS —



Offering almost 2,000 sq.ft of accommodation, is this beautifully presented, detached family home. Tucked away in a corner setting in this popular cul-de-sac is this substantial property offering a flexible and immaculate interior set out over 3 floors.

A spacious entrance hall welcomes you into the fold of 2 reception rooms and an exceptional open plan kitchen/dining room at the rear of the house. Glossy dove units disguise a wealth of storage and integrated appliances whilst a peninsula island with ultra-modern induction hob and extractor bridges the gap to the dining space making this a super place to overlook the children doing homework whilst creating something delicious. The excellent décor continues into the adjacent utility area and separate cloakroom; a fantastic space to tidy away those daily chores. Bifold doors invite you into the garden which has been wonderfully landscaped to offer composite decking and level lawn all enclosed by high fencing and stone walling to frame this incredibly flawless space – perfect for entertaining, playing and relaxing.

On the first floor are four double bedrooms, each immaculately presented. Of particular note is the principal bedroom that showcases an extensive range of built-in wardrobes and storage with a fantastic ensuite shower room as well – a very impressive complement. Landing storage and a beautifully appointed family bathroom complete this floor. Further stairs lead you the converted attic that creates another bedroom/office space. Retaining a generous amount of storage and doused in natural light, makes it a super place to work from home or hideaway with a book in peace.

Outside, there is a level driveway with space for 4 vehicles framed by a neat area of lawn and a pathway with pedestrian gate to the rear garden. This absolutely super home offers all that a wide audience could need. With ample space for growing children, friends and family to stay, working from home and relaxing, the possibilities are endless in this 'turn-key' quality home.

## Key Features

Detached  
Immaculately Presented  
1/2 Receptions  
Downstairs Cloakroom  
Utility  
5/6 Bedrooms  
Landscaped Garden  
Driveway & Parking

## 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, nearby recreation field and both primary and secondary schooling.

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.

**Tenure:** Freehold.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & 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





## Lydford Close, Ivybridge, PL21

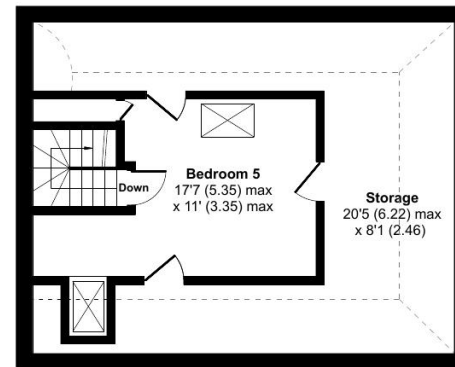
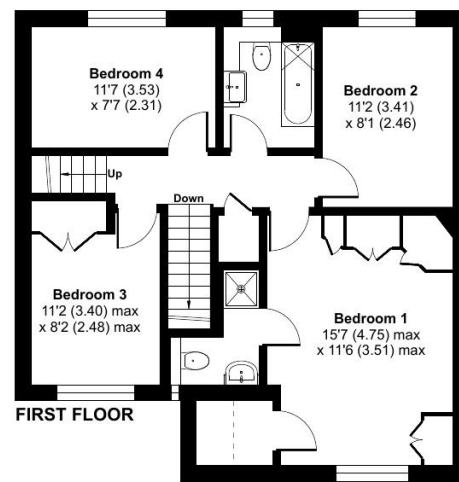
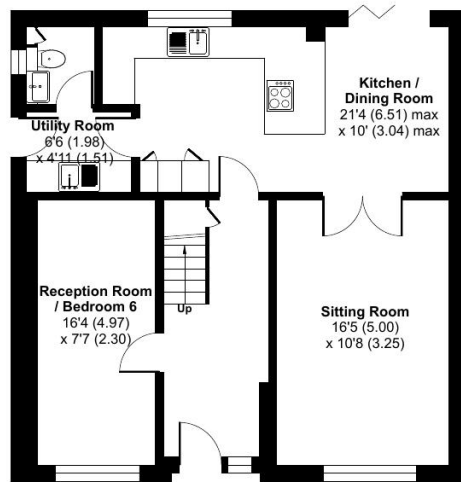
Approximate Area = 1557 sq ft / 144.6 sq m

Limited Use Area(s) = 343 sq ft / 31.8 sq m

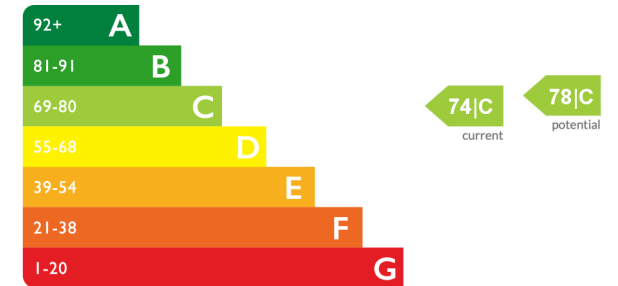
Total = 1900 sq ft / 176.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



## Energy Efficiency Rating



See more great properties or arrange your viewing by  
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**CHRISTOPHER'S**  
SOUTH HAMS

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