



Gorse Way, Ivybridge, PL21 0YQ

CHRISTOPHER'S  
— SOUTH HAMS —





## Gorse Way, Ivybridge, PL21 0YQ

Christopher's South Hams are pleased to market this immaculately presented detached home in this popular location within level walking distance of the town centre. Internally, a central entrance hall gives access to the ground floor accommodation including the spacious sitting room with double doors into the kitchen/dining room and from there further doors leading to the delightful garden. This home also benefits from a downstairs cloakroom and utility. On the first floor there are four double bedrooms including a master with ensuite and an expanse of fitted wardrobes. Two further bedrooms also boast built-in wardrobes and there is a well-appointed family bathroom as well.

Outside an area of lawn interspersed with mature shrubs and flowers welcomes you to the driveway with space for two vehicles and the single garage with light and power connected. There is a side pedestrian gate inviting you to the rear garden which has been beautifully landscaped and is bordered by a traditional Devon Bank. A large patio adjoins a permanently covered terrace, perfect for entertaining and providing an oasis in all weathers. To the far side of the patio is a separate outbuilding/store. This is a charming family home that would also lend itself to further development subject to relevant consents and is offered with no onward chain.

### Key Features

Detached  
4 Bedrooms including Master Ensuite  
Downstairs Cloakroom  
Utility

All Weather Pagoda  
Garage & Parking  
Potential to Extend (strc)  
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.

**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

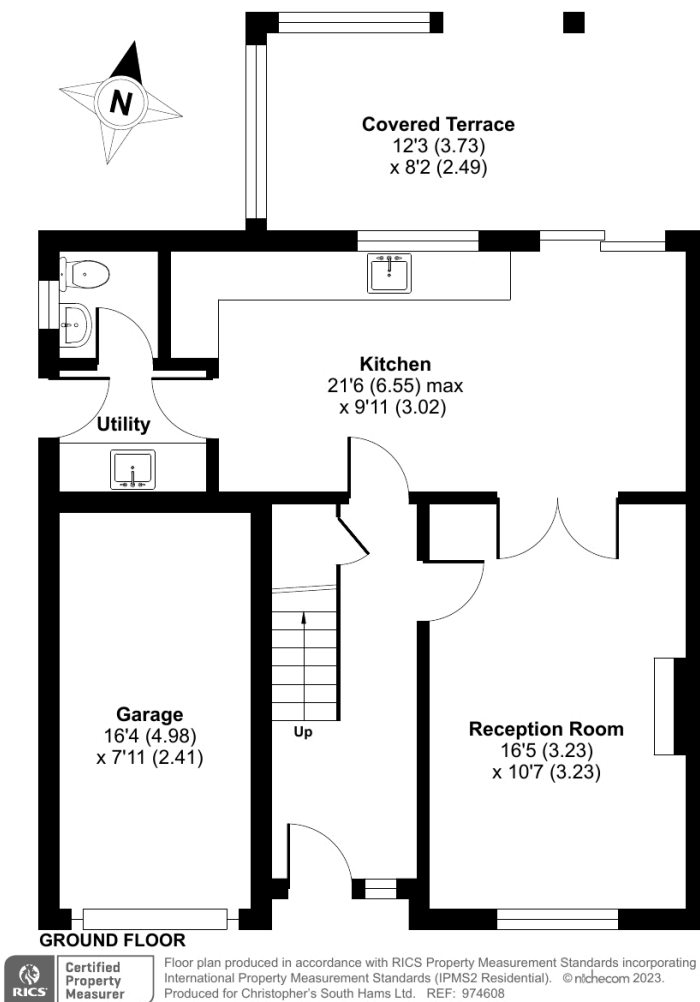
### Viewings:

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









## Gorse Way, Ivybridge, PL21

Approximate Area = 1177 sq ft / 109.3 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1317 sq ft / 122.2 sq m

For identification only - Not to scale

## Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at [www.christophers-southhams.com](http://www.christophers-southhams.com)

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