



Barons Pyke, Ivybridge, PL21 0BZ

CHRISTOPHER'S  
SOUTH HAMS



Christopher's South Hams are pleased to offer to market this 3-bedroom town house, set in this popular cul-de-sac within walking distance of the town centre.

Overlooking a small communal green, the property offers flexible accommodation over three floors and is immaculately presented throughout.

Downstairs a linear entrance hall guides you to the kitchen/diner with double doors leading onwards to the south facing garden decking and seating area.

From the entrance hall, there is a cloakroom and door leading to the integral garage (with light and power connected).

Stairs from the entrance hall invite you to the first floor where there is the sitting room and one of the three double bedrooms which the current owners use as a music and reading room. The sitting room is a superb light and bright room, enhanced by built in storage cleverly fitted around the chimney breast with neat panelling.

On the second floor are two further bedrooms, one of which has built-in storage. A well-appointed family bathroom, pristinely decorated, with pea-shaped bath and drencher head shower, completes the upstairs accommodation.

Outside, the delightful and enclosed south facing garden is currently laid to decking and bark chippings offering a fantastic low-maintenance space, but with scope to add your own personal touch.

There is parking for 2 vehicles and viewings are highly recommended.

## Key Features

Walking Distance to Town  
Downstairs Cloakroom  
3 Double Bedrooms  
Well-Appointed Bathroom  
South-Facing Garden  
Integral Garage & 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.

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:

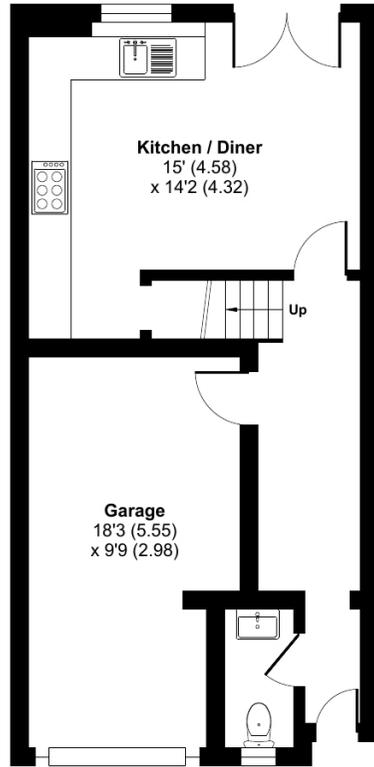
South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** C

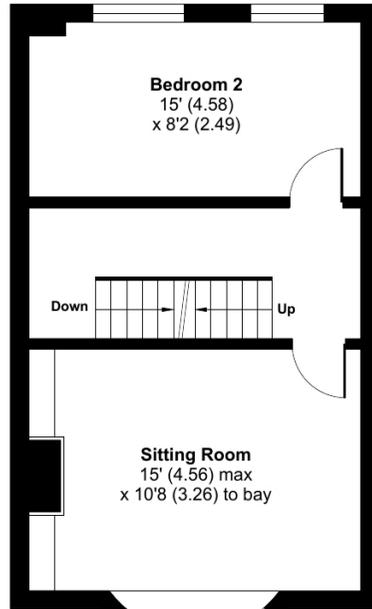
## Viewings:

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

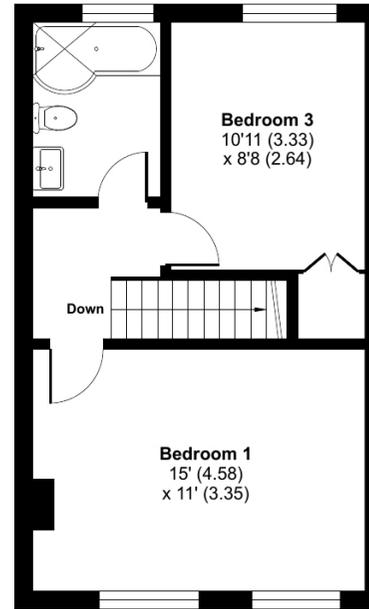




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

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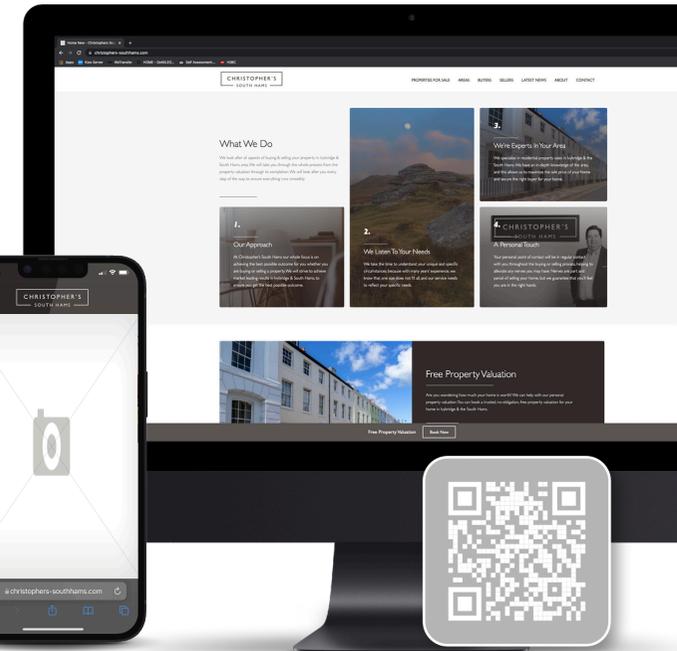
Approximate Area = 1129 sq ft / 104.8 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1293 sq ft / 120 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)

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: 1256436



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