



Farthings, The Square, Ermington, PL21 9LP

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are delighted to present this very pretty, double-fronted Victorian cottage sitting proudly in the heart of this popular South Hams village.

A bijou yet functional entrance vestibule welcomes you inside, flanked by two very generous and inviting reception rooms. To one side is the sitting room, showcasing exposed stonework and slate hearth surrounding a cosy log burner. With double doors bringing natural light in from the rear patio, this room blends character charm with a modern twist. On the other side of the entrance is the dining room and semi-open plan kitchen. The kitchen has been cleverly designed to maximise its space with a range of base and elevated storage; the peninsula island brings a very sociable flow to this room as well. A perfectly positioned sky-light, double rear windows and side door leading to the garden's private sunken patio area, truly brightens this space.

Stairs from the dining room invite you to three well-proportioned bedrooms, one of which has a built-in wardrobe. A modern family bathroom completes the accommodation on the first floor.

On the upper floor, there is a large 'loft-room' where our current owner retreats to escape inside a good novel or relax with some family games and jigsaws. Taking in views across rolling countryside, it may even act as an artist's muse! With a well-appointed cloakroom next door, this 'loft-room' lends itself to a variety of uses.

The garden lies to the rear of this cottage and embraces both south-easterly and south-westerly aspects. Fully enclosed by high fencing and walling, there are many nooks to keep the green-fingered busy in this super space. A level lawn is framed by mature borders and established shrubbery; there is even the makings of a small pond. Traditional stone steps lead to a patio area providing a private spot in which to share time with family and friends.

Farthings has long been part of the village square's landscape and is ready for a new generation to fall in love with it. Viewings are highly recommended.

Key Features

Victorian Cottage (not Listed)

Popular Village Location

2 Reception Rooms

3 Bedrooms

Loft-Room

Delightful Garden with Southerly Aspect

Situation & Amenities

Ermington is a pretty village nestled in the enviable rolling South Hams hills, approximately three miles outside of Ivybridge and around twelve miles from the vibrant waterfront city of Plymouth. There is easy access to both Dartmoor and the beaches of the South Hams Coastline, in particular the Yealm Estuary at Newton Ferrers & Noss Mayo and there are also plenty of nearby public footpaths for some glorious countryside walks.

The historic village is home to the attractive church of St Peter and St Paul with its famous crooked spire and its namesake pub, a charming bistro as well as a boutique hotel and restaurant. Ermington's primary school is consistently rated as 'good' and with its focus on community, the village shop, café, park and green have space to regularly host various clubs and groups as well as events laid on by the village committee. It certainly has all a growing family, or the retired could wish for and more. Nearby towns of Ivybridge, Yealmpton and Modbury offer a wealth of amenities between them, including GP and Dental Surgeries, a minor injuries unit, two leisure centres with swimming pools, Libraries, Rugby, Football, Cricket and Tennis Clubs. Access to Exeter and Plymouth are made easy via the A38 and there is the Penzance-Paddington/London mainline from Ivybridge train station as well.

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

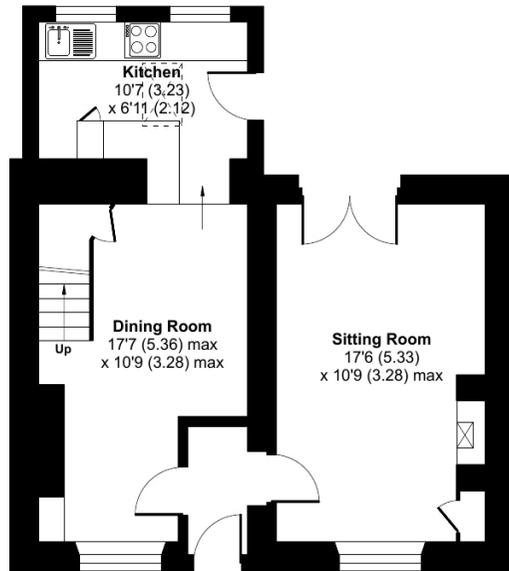


The Square, Ermington, Ivybridge, PL21

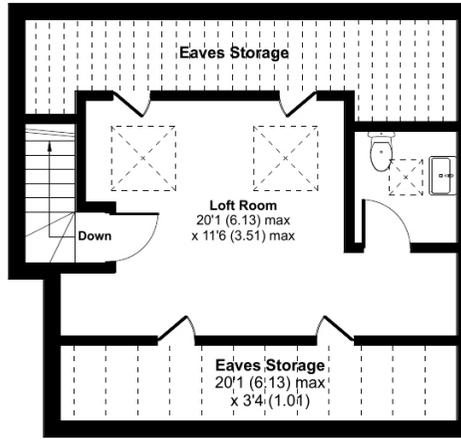
Approximate Area = 1144 sq ft / 106.2 sq m
 Limited Use Area(s) = 193 sq ft / 17.9 sq m
 Total = 1337 sq ft / 124.1 sq m

For identification only - Not to scale

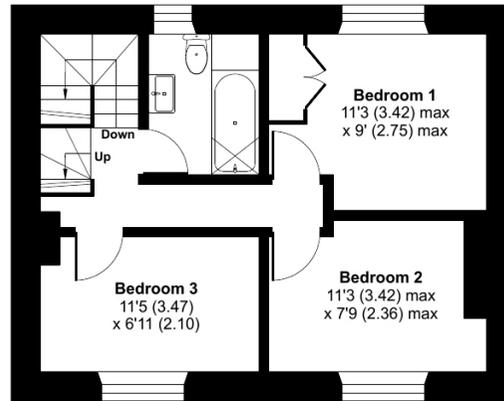
Denotes restricted head height



GROUND FLOOR



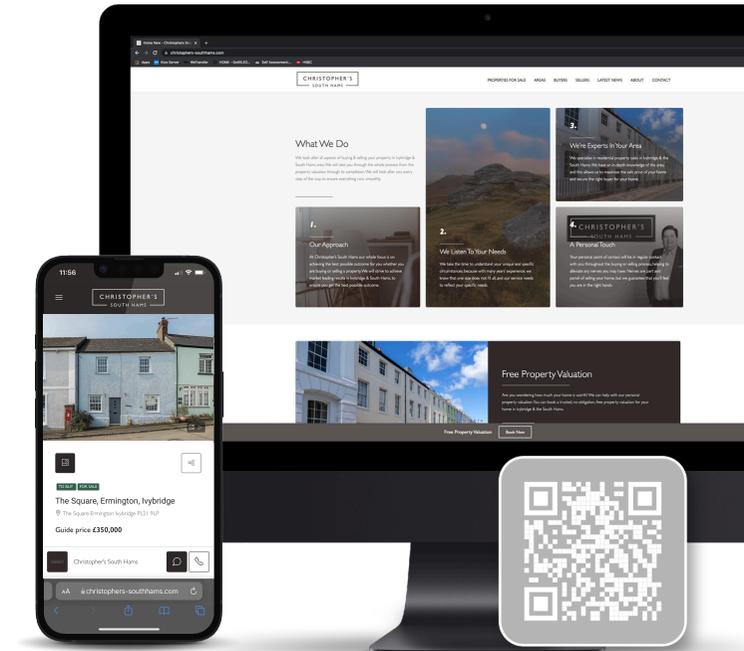
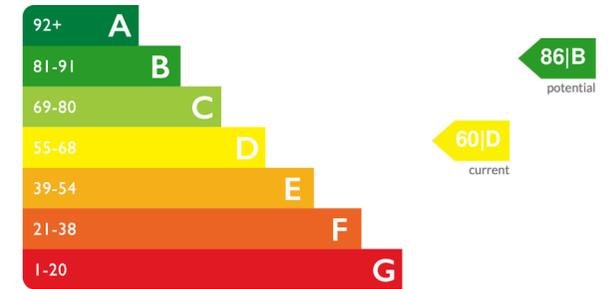
SECOND FLOOR



FIRST FLOOR

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: 1256793

Energy Efficiency Rating



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