



Brook Road, Ivybridge, PL21 0AX

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are delighted to present this newly renovated family home on the popular east side of Ivybridge.

A storm-porch vestibule with space to kick off any wet-weather gear, opens into a spacious entrance hall and central hub to the rest of the house. The impressive main reception room displays a grand 'L' shape that naturally divides the spaces for sitting and dining. Its fabulous dual aspect culminates with sliding doors onto the garden. The newly fitted kitchen makes remarkable use of its space with a wealth of integrated storage and appliances. Downstairs also offers a well-appointed cloakroom and second reception/office/bedroom opening up the possibilities for working from home, a children's playroom or even downstairs sleeping/future proofing.

Upstairs offers 2 double bedrooms and a generous single. A luxurious family shower room completes the accommodation.

Outside, a flowering rose takes centre stage in the front lawn which borders the driveway. There is space for 2-3 vehicles in front of the detached garage which has light, power and a rear pedestrian door into the garden.

A pedestrian gate also invites you to the large, rear garden which is enclosed by high fencing. Primarily laid to lawn and interspersed with mature shrubbery, it is a blank canvas for the green-fingered to create something truly super to enjoy. Viewings are highly recommended to appreciate this tucked away gem and the opportunities it offers.

Key Features

Detached
Newly Renovated Throughout
Large Plot with Potential to Extend (strc)
1/2 Receptions
Downstairs Cloakroom
3/4 Bedrooms
Luxury Shower Room
Large Garden
Parking & Garage
Walkable to Town Amenities

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 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.

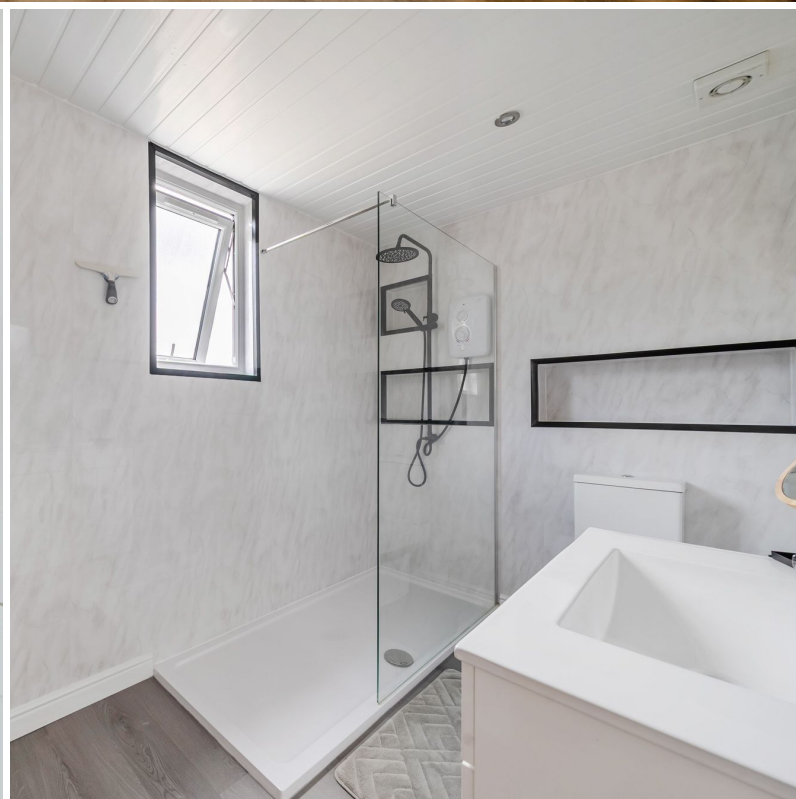
Local Authority:

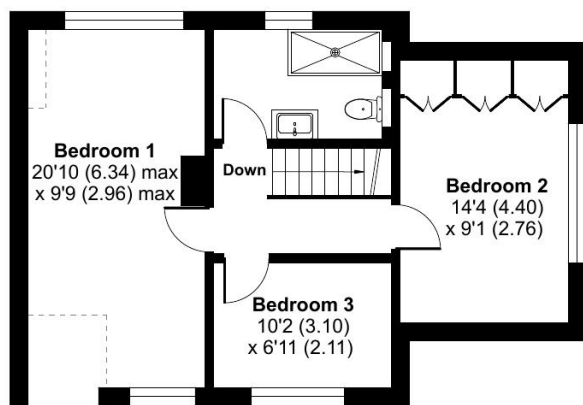
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

Council Tax Band: D

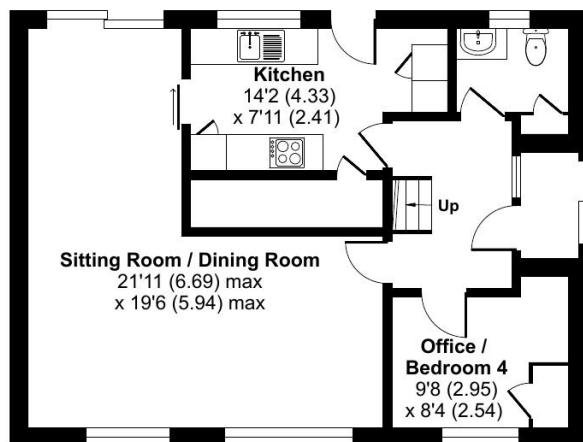
Viewings:

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





FIRST FLOOR



GROUND FLOOR

Brook Road, Ivybridge, PL21

Approximate Area = 1165 sq ft / 108.2 sq m

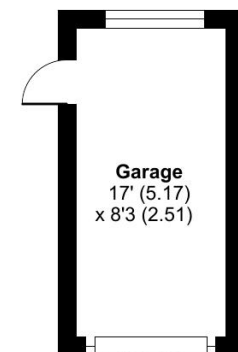
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 140 sq ft / 13 sq m

Total = 1331 sq ft / 123.6 sq m

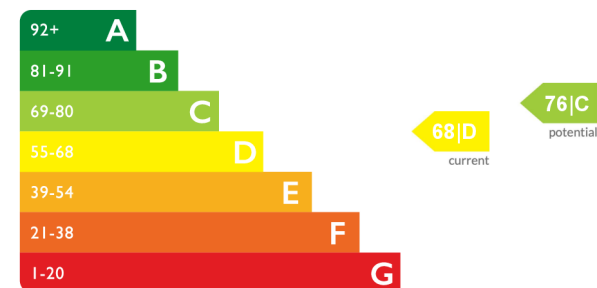
For identification only - Not to scale

Denotes restricted
head height

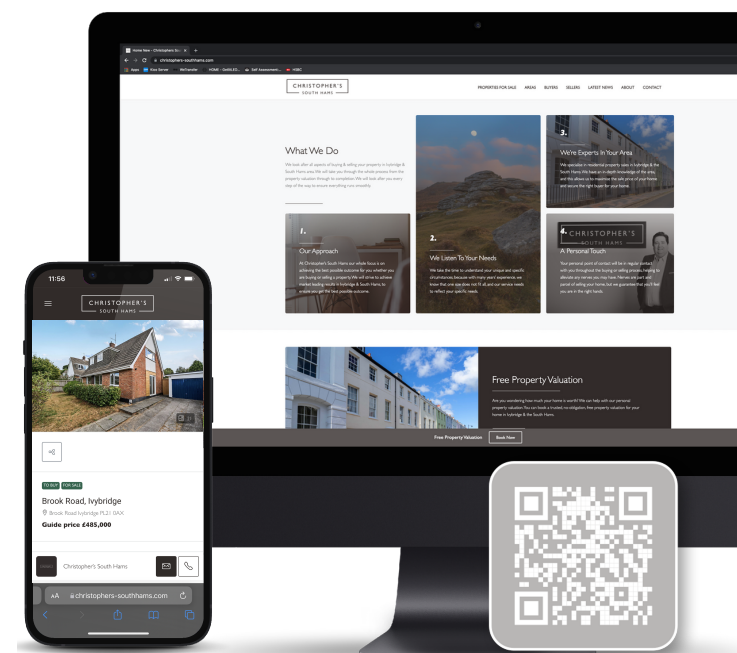


GARAGE
not shown in actual position

Energy Efficiency Rating



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Christopher's South Hams Ltd. REF: 1494772



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