



Murvan, New Park Road, Lee Mill Bridge, PL21 9EB

CHRISTOPHER'S  
SOUTH HAMS

With potentially middle eastern origins, 'Murvan' has a very fitting meaning to this superb, detached bungalow. 'Mur' meaning 'wish' and 'Van' meaning 'place', literally makes this very attractive home 'the place of wishes' which comes true when you consider its stunning panoramic views. Sitting high above Lee Mill Bridge is this very attractive, detached, 4-bedroom bungalow.



Approached by a private driveway with space for several vehicles as well as a double garage, this fantastic home is cleverly designed to separate its bedrooms from its living space.

An incredibly striking, modern kitchen welcomes you, boasting a wealth of integrated appliances and with an abundance of light bouncing off its glossy features from the expansive sliding doors to the gardens. A central island with dining bar, showcases a remarkably, bright, cerise countertop. This is the prominent focus of the room with the electric, pink hues accented in matching dining chairs giving a wholly fresh and vibrant feel to this great space.

The sitting room is highly impressive and dominated by vast sliding doors that frame the stunning south-facing views. Seamlessly bridging the gap between inside and out, the sitting room invites you to a covered patio overlooking the gardens and absorbing the views; a tremendous place to share time with friends and family.

Three of the four double bedrooms have extensive built-in wardrobes and both the ensuite shower room and family bathroom with separate shower, have luxurious, boutique qualities. A further shower can be found in the well-appointed utility/cloakroom.

Outside, the bungalow sits centrally in its private gardens with formal lawns interspersed by mature shrubs and plants. Established, manicured hedges add to this secluded position.

The absolute highlight of this home is the large, covered, alfresco entertaining space currently housing sofas, dining tables, a hot tub and home bar. With a red-brick archway drawing in those views, there is a distinct 'stay-cation' feel to this space; a perfect spot to unwind, relax and rest.

There is no onward chain and Christopher's are excited to show this gem of a home.

## Key Features

Detached Bungalow  
Private Position  
Immaculately Presented  
4 Bedrooms  
3 Showers

Stunning Views  
South-Facing Gardens  
Ample Parking  
Double Garage with Light & Power Connected  
No Onward Chain

## Situation & Amenities

Lee Mill Bridge is a small rural village in South Devon nestled on the southern edge of Dartmoor. There is the popular Westward Inn pub/restaurant within walking distance and a large Tesco Extra is also closeby. Less than 2 miles away is the nearest town of Ivybridge with the pretty River Erme flowing through from the moors. Still referred to as a village by many locals, Ivybridge is a family-orientated town 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. 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.

Broadband Type: <https://www.openreach.com/fibre-broadband>

Broadband Availability: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Tenure:** Freehold

## Local Authority

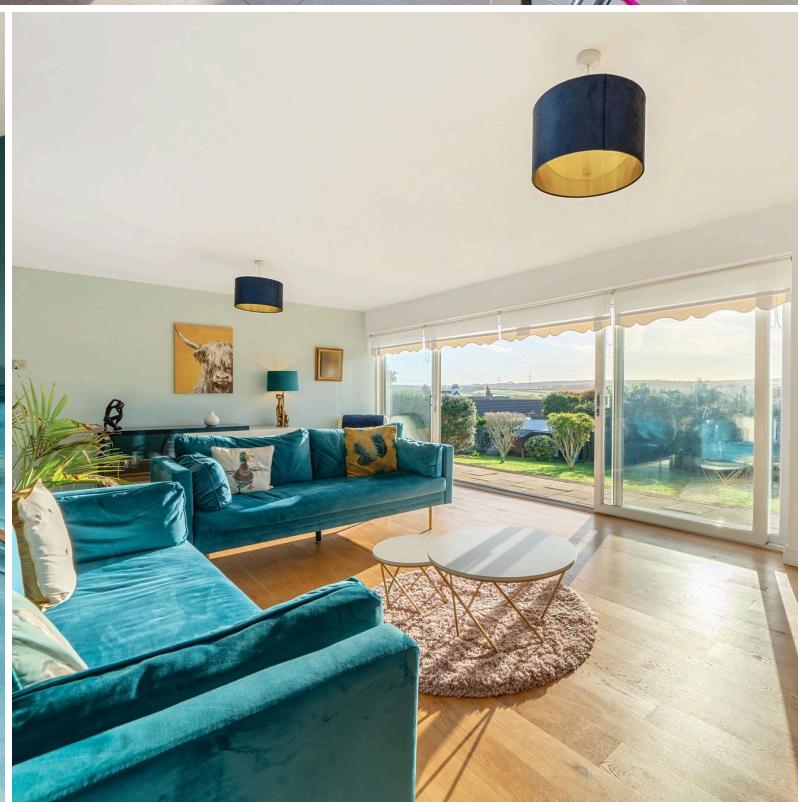
South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

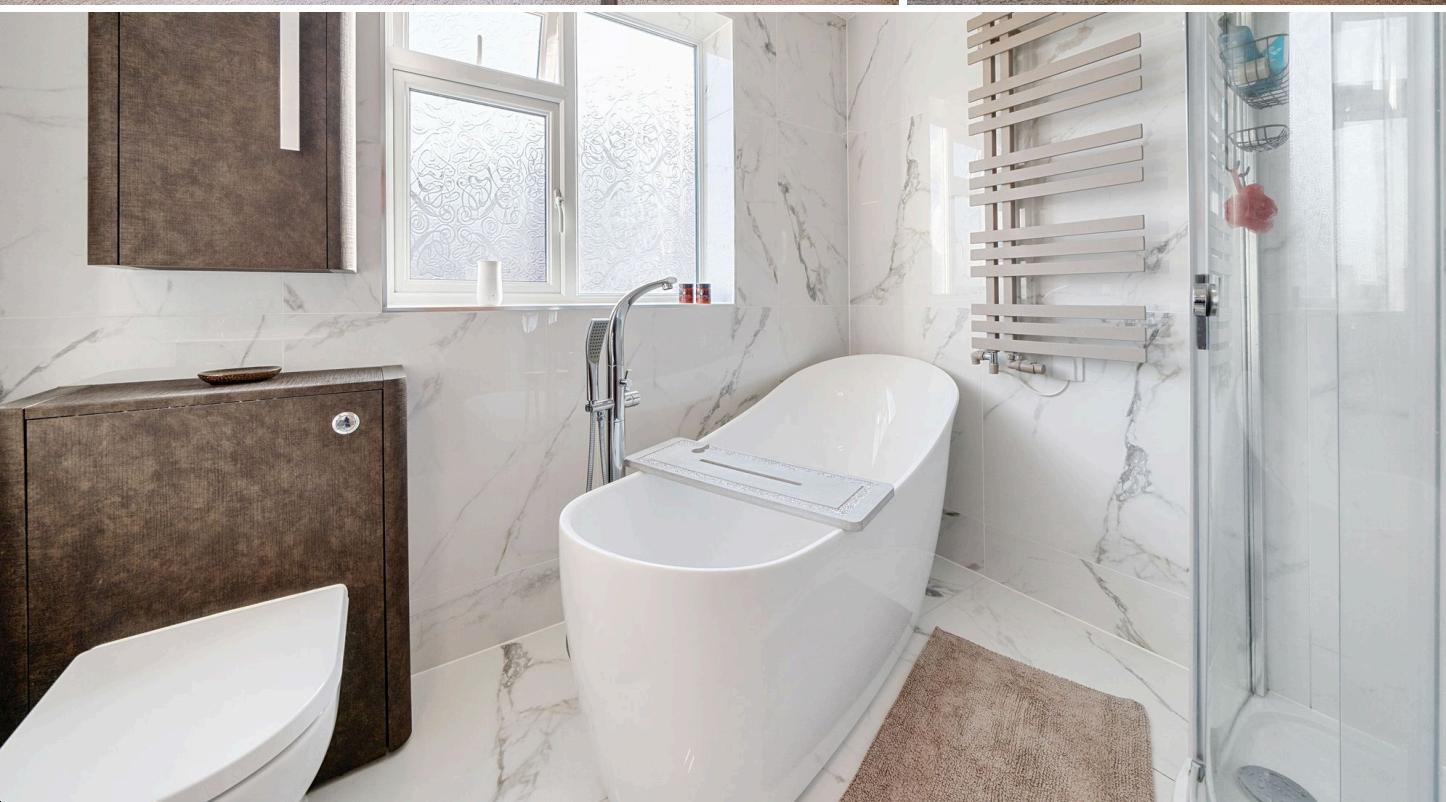
## Viewings

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

**COUNCIL TAX BAND:** E







## Energy Efficiency Rating



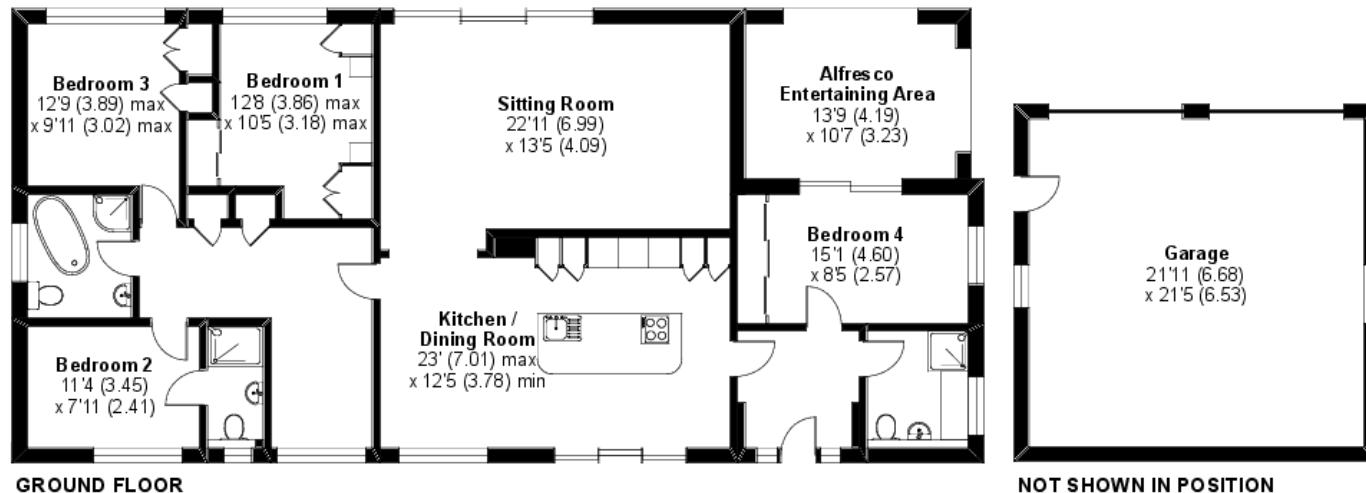
## New Park Road, Lee Mill Bridge, PL21

Approximate Area = 1546 sq ft / 143.6 sq m

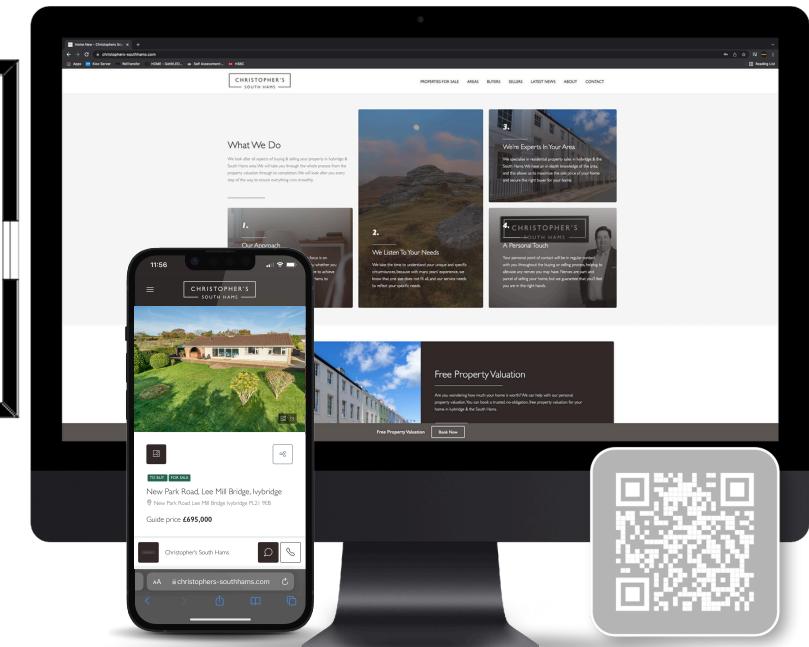
Garage = 473 sq ft / 43.9 sq m

Total = 2019 sq ft / 187.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichem.com 2024. Produced for Christopher's South Hams Ltd. REF:1210923



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SOUTH HAMS

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