



Penbar, Yealmpton, PL8 2HW

CHRISTOPHER'S
SOUTH HAMS

Christopher's South Hams are proud to present this superb, family-built bungalow in the highly sought after South Hams Village of Yealmpton, coming to the open-market for the first time.

Offering almost 2,000ft of internal accommodation, this substantial home is flawlessly arranged to attract a wide audience and suit the needs of a young family, those working from home and even those downsizing.

A spacious entrance hall welcomes you inside with the impressive reception room immediately on your left. Doused in natural light from its dual aspect picture bay windows, this expansive room retains a cosiness by its bespoke stone chimney breast that currently houses an electric fire.

The hallway cleverly divides the living and sleeping areas with the 3 double bedrooms neatly positioned at the end. One bedroom boasts a modern ensuite with bath and separate walk-in shower and an immaculate family shower room completes this part of the bungalow.

Further accommodation includes the well-appointed kitchen/breakfast room, utility/boot room with external access and a separate dining room with sliding doors to the conservatory and garden beyond – a fantastic room that extends the entertaining space whatever the weather. There is also a generous office/study which could easily be an additional guest room. A few steps lead from the entrance hall to the integral garage that also has a fitted workbench.

Outside, the bungalow is approached by a tarmac driveway with space for 3-4 vehicles. The raised lawn, bordered by established shrubbery brings splashes of seasonal colour and a pathway invites you to the rear garden. Private and fully enclosed, there is a spacious patio area beside the conservatory and a large, level lawn framed by high fencing, mature plants and trees, both of which delight in a southerly aspect.

Two storage sheds adjoin the garage and there is a further double greenhouse that with a little TLC could make a perfect potting shed for the green-fingered enthusiast.

This is a tremendous home, sitting on a level plot, elevated above a 'no thru' village lane and enjoying a lovely semi-rural feel within walking distance of all village amenities – quite special indeed and viewings are highly recommended.



Key Features

Detached Bungalow
Level Plot & Walkable to Village Amenities
3/4 Reception Rooms
3/4 Double Bedrooms
Ensuite & Shower Room
Utility/Boot Room

Integral Garage
(with Electric Roller Door,
Workbench, Light & Power)
External Storage
Gardens with Southerly Aspects
Parking
No Onward Chain

Situation & Amenities

They say it's all in a name and Yealmpton in the South Hams tells you exactly what it is – the River Yealm runs through the "ton" (derived from the old English 'tun' meaning village or settlement). The village is perfectly positioned with Dartmoor National Park to the northeast, or by following the River Yealm to reach the south coast with its beautiful estuaries, cliffs and beaches. With regular bus services, you are only seven miles from the larger city of Plymouth but living here offers a delightful slice of country life. The village offers many amenities including places of worship, a health centre with dispensary, Post Office and general store, shops, café, two thriving pubs, a petrol station, hairdressers, opticians and an excellent farm shop selling local produce. The primary school makes the most of its outdoor space with its own orchard, vegetable garden and sports pitch, often heading out on trips to study nature and wildlife in the wooded valley of the River Yealm and it also falls within the catchment area of the renowned Ivybridge Community College. A mobile library and flourishing community association offering many initiatives and groups to encourage its sustainability add to the immense attraction of this village.

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

Viewings:

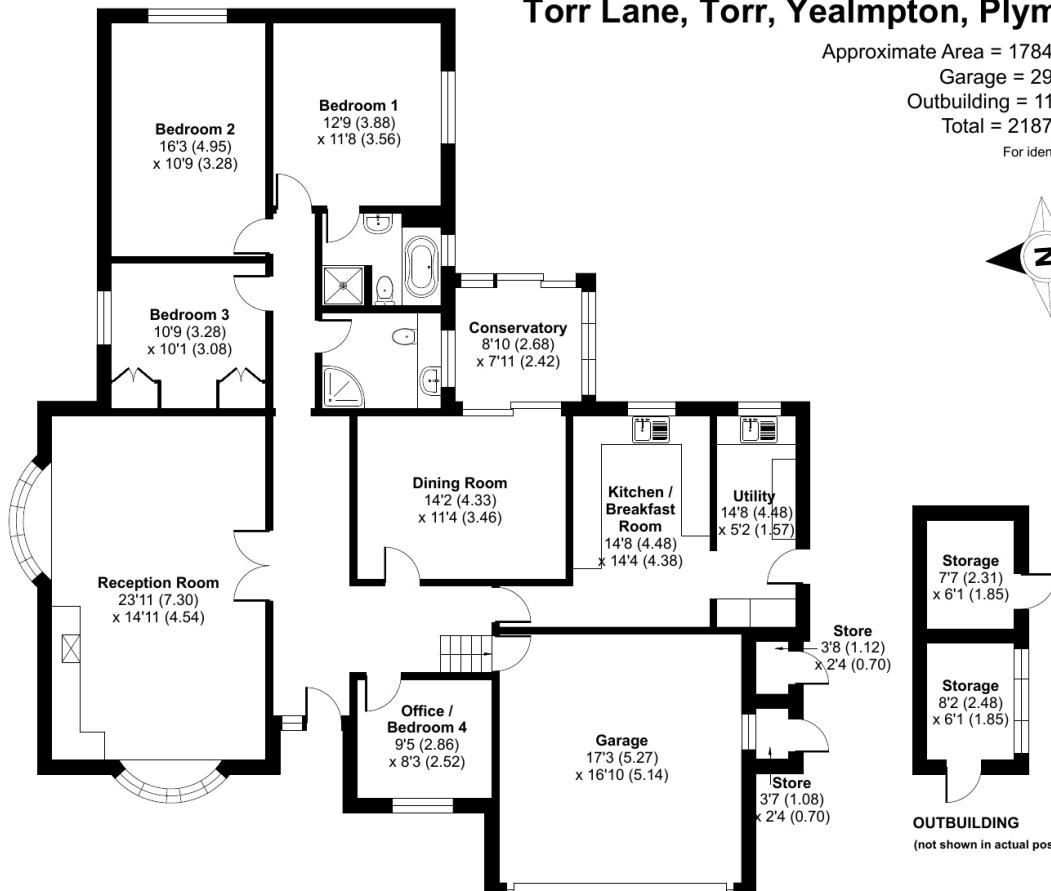
Strictly by appointment through
Christopher's South Hams
01752 746 550

COUNCIL TAX BAND: E







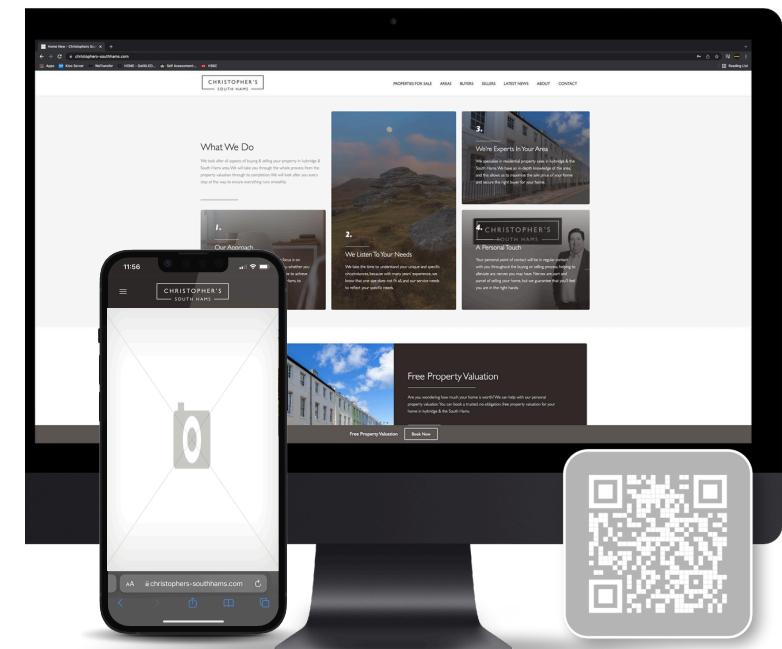


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nthecon 2026. Produced for Christopher's South Hams Ltd. REF: 1400984

Energy Efficiency Rating



72|C potential
60|D current



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