



Holtwood Drive, Ivybridge, PL21 9TH

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are proud to market this superb, detached home in a popular cul-de-sac on the western side of Ivybridge. Tucked away at the far end of a private driveway that is shared with just two other houses, sits this fantastic family home.

From the spacious entrance hall, the light and bright sitting room welcomes you, doused in natural light from its picture bay window to the front and doors leading to the rear garden. Across the hall is the dining room seamlessly opening into the well-appointed kitchen with a wealth of storage that overflows into the adjacent utility/boot room. Overlooking the rear garden and with a door to the same, the utility room fantastically bridges the gap between the integral garage and outdoors, a super connecting space for daily activities that won't get the house messy! Upstairs there are three double bedrooms and one single. The main bedroom benefits from an ensuite shower room and built-in wardrobes. A modern family bathroom and landing storage completes the upstairs accommodation.

Outside, the level driveway is bordered by a large area of lawn with a small section of stream trickling past the eastern boundary that joins up with the pond at the nearby verdant Woodland Park.

There is bilateral access to the rear garden that is enclosed by high fencing and framed with established shrubbery and there is a large, level lawn as well as a generous patio that can also be accessed from the sitting room – a super spot to share time with family and friends.

This is well presented home inviting you to put your own stamp on it and create something even more special and with no onward chain, viewings are highly recommended.

Key Features

Detached Family Home
Tucked Away, Private Plot
Downstairs Cloakroom
Utility/Boot Room
4 Bedrooms
Family Bathroom & Ensuite
Large Garden
Integral Garage (Light & Power) & Parking
No Onward Chain

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: E

Viewings:

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





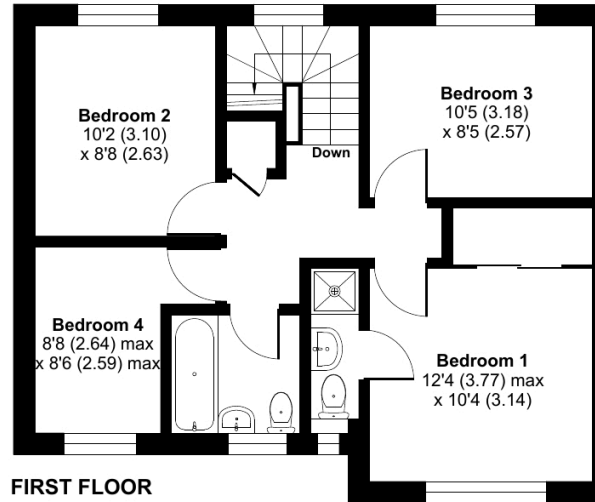
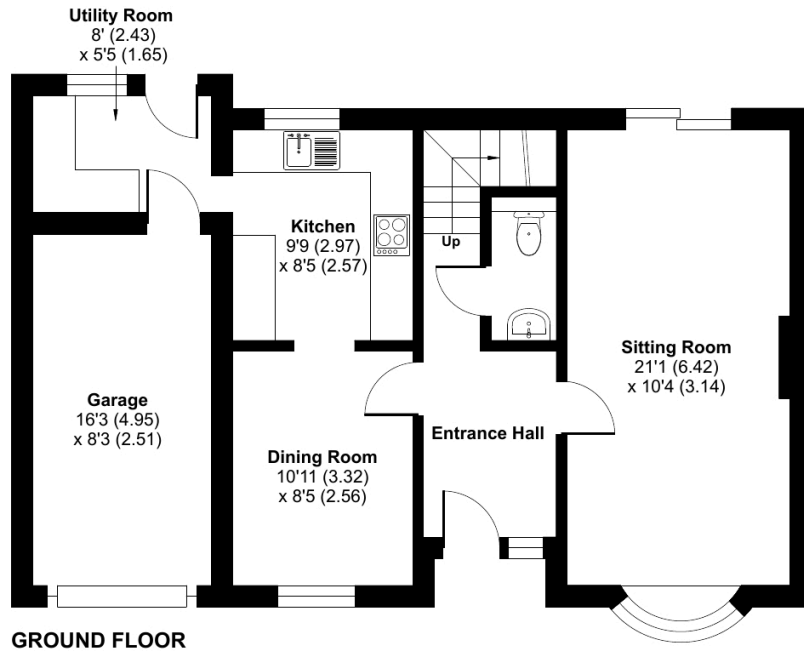
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Approximate Area = 1089 sq ft / 101.1 sq m

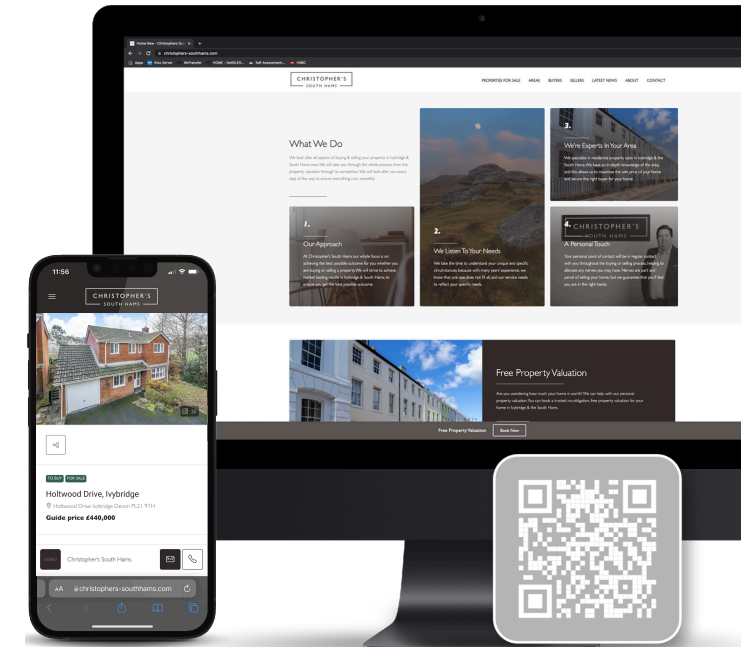
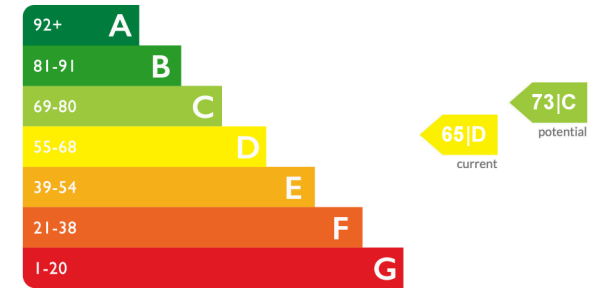
Garage = 134 sq ft / 12.4 sq m

Total = 1223 sq ft / 113.5 sq m

For identification only - Not to scale



Energy Efficiency Rating



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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: 1387707

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