



New Meadow, Ivybridge, PL21 9PT

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are thrilled to market this fantastically renovated detached bungalow. With an immense amount of love and attention, this bungalow has been completely transformed to be a terrific example of an 'eco-home', boasting a solar battery, electric off-peak heating and hot water.

A spacious entrance hall with storage, welcomes you straight inside. The beautifully appointed family bathroom with impressive drencher head shower over the bath, cleverly divides the living and bedroom accommodation. Two double bedrooms and a generous single are tucked away to the right-hand side of the front door. The master bedroom benefits from a luxurious ensuite and built-in wardrobes – befitting of a boutique hotel suite. Across the entrance hallway is the large, open-plan living area. An abundance of natural light flows into the sitting room from its south-facing picture window and drawing you through to the dining area and kitchen beyond bringing a superb dual aspect to this space. The kitchen has had an incredibly stylish makeover – boasting a gentle pistachio palette against a crisp white backdrop and with a wealth of storage and integrated appliances, this is a superb room to spend time with family and friends, made even easier by the well-positioned peninsula work-surface. Overlooking the rear garden, the dining area also has double doors inviting you outside, seamlessly extending this ideal entertaining space.

The private, rear garden has been immaculately landscaped and terraced to make the most of the views but still offers plenty of scope to personalise. To the front, there is a driveway with space for 3 vehicles and a detached garage with light and power connected. The garage also has rear pedestrian access and a pathway invites you to the rear garden as well. There is potential for further extension to this home and creation of additional parking, subject to the relevant consents. This home sits in a highly sought-after cul-de-sac, transcending quality throughout and flawlessly presented – viewings are highly recommended.

Key Features

Detached Bungalow
Stunning Renovation
Eco-Friendly Credentials (PV Panels, EV Charging Point, Tesla Battery)
Garage and Parking
Landscaped Garden & Views
Popular Location

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: New Electric Heating Runs Off Photovoltaic Panels.
Tesla Battery.
EV Charging Point.
Mains Water & Mains Drainage.

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



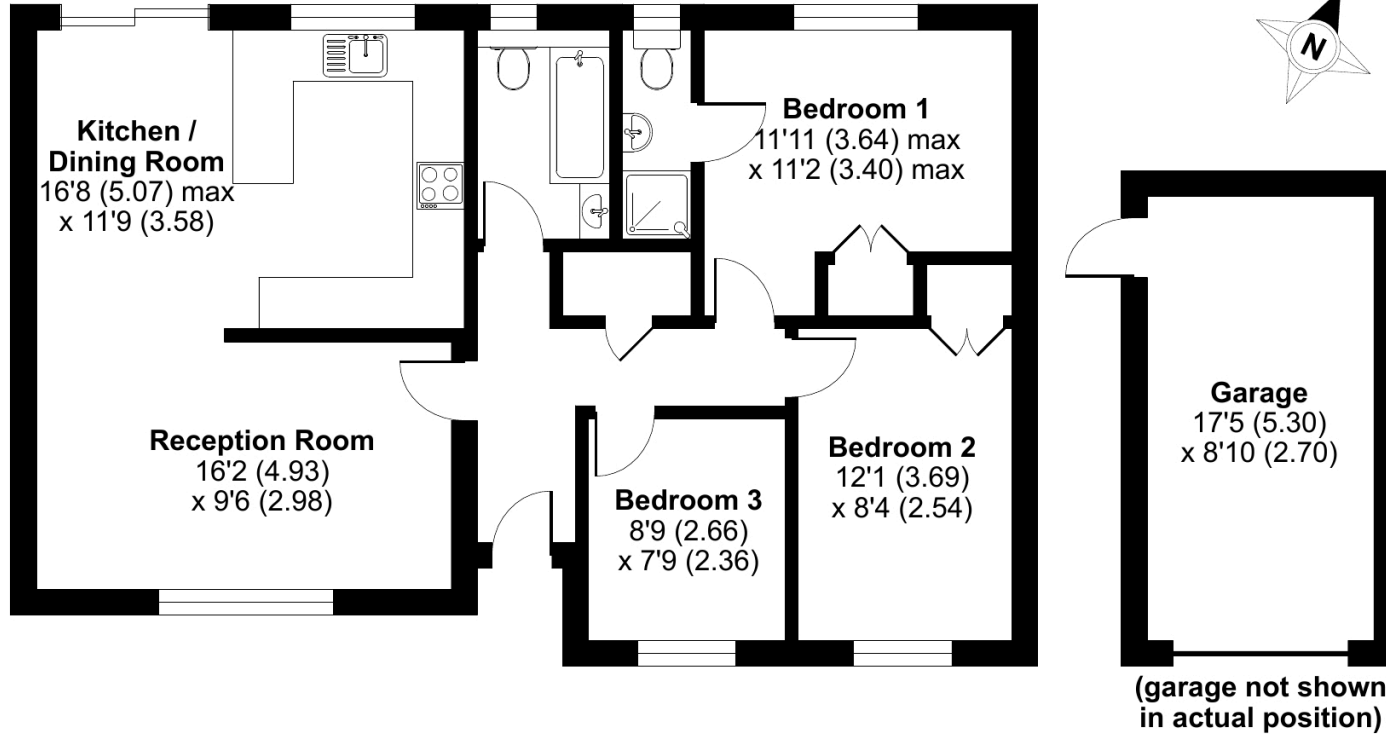
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Approximate Area = 852 sq ft / 79.1 sq m

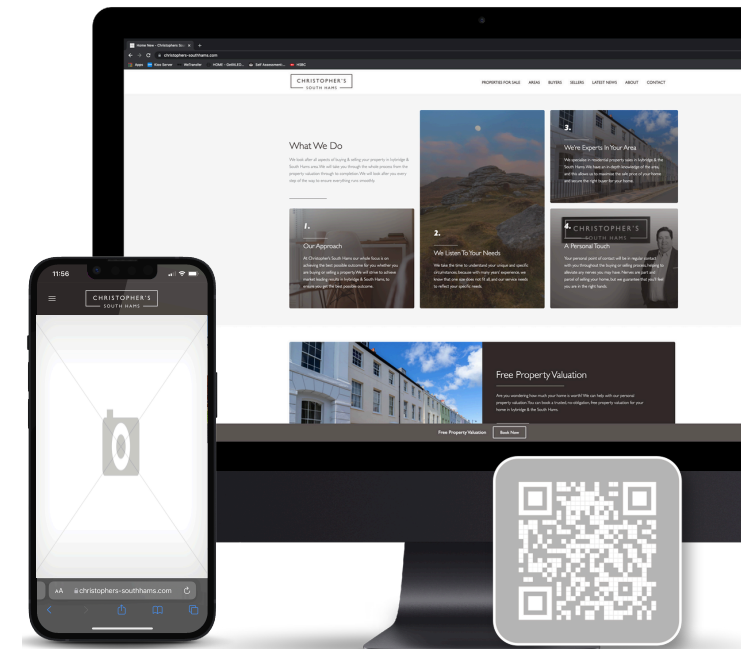
Garage = 153 sq ft / 14.2 sq m

Total = 1005 sq ft / 93.3 sq m

For identification only - Not to scale



Energy Efficiency Rating



See more great properties or arrange your viewing by
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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