



Howards Way, Ivybridge, PL21 9TX

CHRISTOPHER'S
SOUTH HAMS



'Sheer Luxury' can surely be the only way in which this superb, detached family home can be described. Sitting centrally in its own plot, privately tucked away at the end of this desirable cul-de-sac, this truly impressive home is the epitome of a 'turnkey' property and offers almost 2,000 sq. ft of immaculate accommodation. Of special note is the stunning kitchen/dining room upgrade that the current owners have carried out. Showcasing a wealth of cabinetry in powder-white and pewter set against a backdrop of pretty tiling – this is a masterclass in modern two-tone shading with natural light bouncing off the quartz work-surfaces and crisp white walls. This outstanding L-Shaped room fully absorbs its south-facing aspect and enjoys views over the rear garden. Double doors effortlessly lead you to the patio which extends this fantastic space to mull over the morning papers or have the patter of little feet running in and out of the garden; a great place to share with family and friends. The spacious sitting room offers a striking, triple aspect and linear perspective, from the large sitting room, through to the snug and conservatory beyond. Flooded with natural light from the picture bay window through to the south-facing conservatory – this is such a light and bright space, yet with the focal point of the inset log burner bringing a familial ambience. Downstairs also offers a cloakroom and functional utility with external access. Upstairs there are four, splendid double bedrooms, two ensuites and a separate family bathroom. Echoing the feeling of a prestigious boutique is the principal suite with its dressing room and ensuite shower room. Two of the other bedrooms also boast a range of built-in wardrobes. Outside, this home is approached by a private driveway with ample parking space for several vehicles. There is also the gem of a double garage with light and power connected. A pedestrian gate invites you the rear garden that utterly delights in its south-facing position. Fully enclosed by fencing and mature perennials that bring privacy and seclusion along with splashes of seasonal colour, this gorgeous garden gives options of incredibly large patio and level lawn that will attract all ages. Overall this is an outstanding home, offered with no onward chain and viewings are highly recommended.

Key Features

Detached Home	3 Further Double Bedrooms
Private, Tucked Away Position	Additional Ensuite & Family Bathroom
Luxurious Quality Throughout	Double Garage
Downstairs Cloakroom	Ample Parking
Utility	South-Facing Garden
Conservatory	No Onward Chain
Principal Suite (Dressing Room & Ensuite)	

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





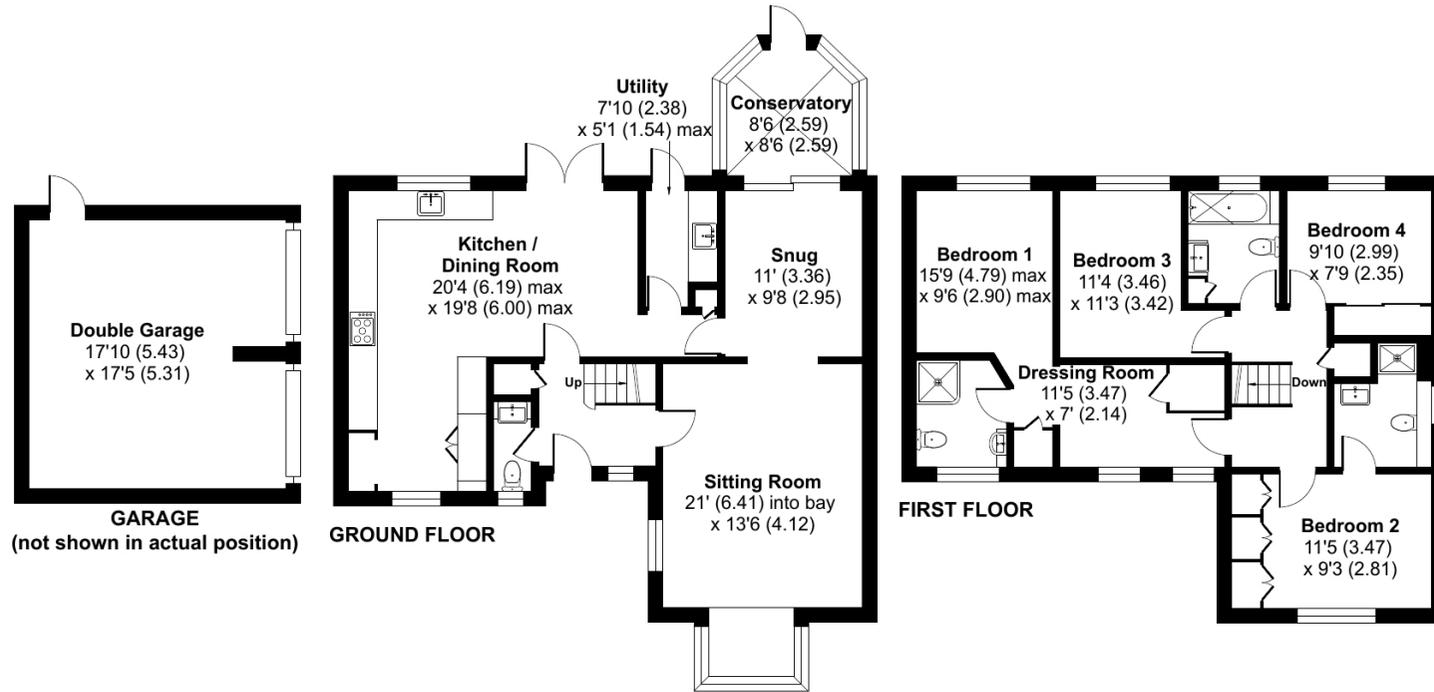
Howards Way, Woodlands, Ivybridge, PL21

Approximate Area = 1673 sq ft / 155.4 sq m

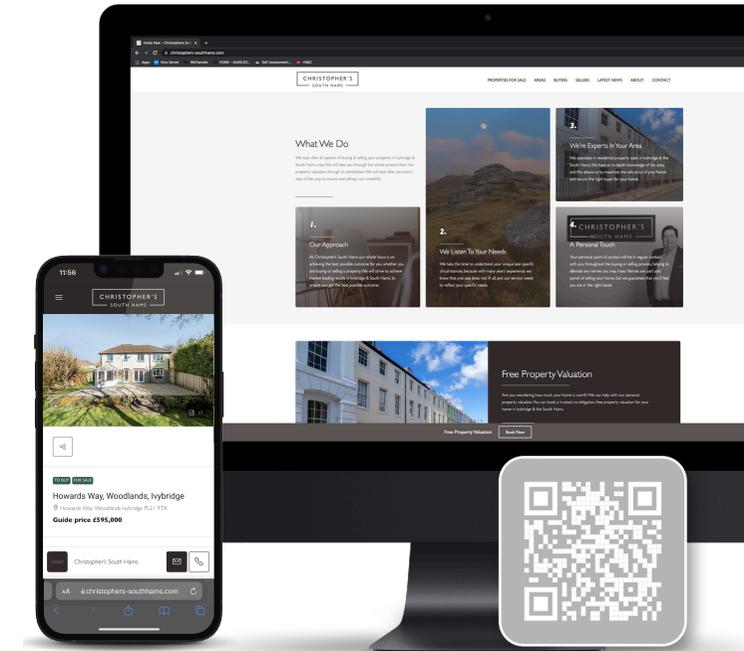
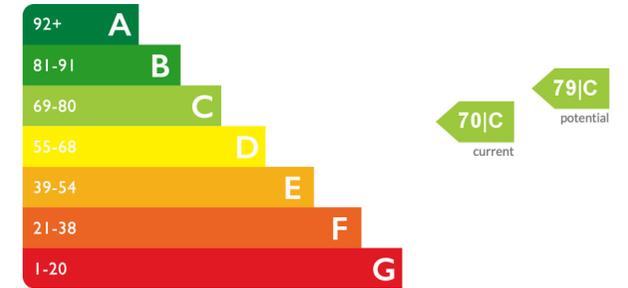
Garage = 314 sq ft / 29.1 sq m

Total = 1987 sq ft / 184.5 sq m

For identification only - Not to scale



Energy Efficiency Rating



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6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN
+44 (0)1752 746 550 | OFFICE@CHRISTOPHERS-SOUTHAMS.COM