



Mill Hill, Ermington, PL21 9NJ

CHRISTOPHER'S
— SOUTH HAMS —



Deceptively spacious, this fantastic detached dormer-bungalow delivers a wealth of flexible living accommodation and currently offers 4 large double bedrooms across both floors and 3 reception rooms. There are 3 well-appointed bath/shower rooms and 2 further separate cloakrooms. The substantial utility currently has a decommissioned shower in the corner and with a little revival could turn this space into a very useful boot-room – perfect after a sporty run, country walk or for wiping down a muddy pet or two. There is an abundance of storage throughout, from integrated wardrobes, hallway cupboards and even a walk-in larder in the kitchen. Of particular note is the stunning Garden Room entrance – fashioned almost as an extended welcome porch, but now very much an integral part of the home and a superb reception room – a fantastic spot to absorb the surrounding sceneries, whatever the weather. Whilst this much-cherished family home has been well-maintained with some new windows and a recently replaced new flat-roof, with a little TLC there is much scope to put your own stamp on it. Whatever your style however, nothing escapes the fact that from wherever you are inside, you are embraced by either charming garden, country village or verdant valley views which all rightly encourage creativity. Showcasing an enviable, elevated and private position, Mill Hill's name may well pay homage to the village's 300-year-old milling history but its future is whatever you want to make of it with space for a growing family, hobbying opportunities for a retiring couple or even multi-generational living to accommodate the whole family, the possibilities are endless. Mill Hill is approached via its own private driveway with ample parking as well as two separate garages. The gardens wholly envelop the property and have been beautifully landscaped to include manicured lawns and seating areas framed by established borders and shrubbery. There is also a productive vegetable patch, greenhouse and fruit trees. Viewings are highly recommended.

Key Features

Detached Dormer-Bungalow
Private, Elevated Position
Panoramic Views
Edge of Village Location
Flexible Accommodation
3 Receptions including a stunning Garden Room

4 Double Beds/3 Bathrooms
Large Utility
Beautifully Landscaped Garden
Greenhouse & Vegetable Patch
2 Garages

Situation & Amenities

Ermington is a pretty village nestled in the enviable rolling South Hams hills, approximately three miles outside of Ivybridge and around twelve miles from the vibrant waterfront city of Plymouth. There is easy access to both Dartmoor and the beaches of the South Hams Coastline, in particular the Yealm Estuary at Newton Ferrers & Noss Mayo and there are also plenty of nearby public footpaths for some glorious countryside walks.

The historic village is home to the attractive church of St Peter and St Paul with its famous crooked spire and its namesake pub, a charming bistro as well as a boutique hotel and restaurant. Ermington's primary school is currently rated as Good and with its focus on community, the village shop, café, park and green have space to regularly host various clubs and groups as well as events laid on by the village committee. It certainly has all a growing family, or the retired could wish for and more. Nearby towns of Ivybridge, Yealmpton and Modbury offer a wealth of amenities between them, including GP and Dental Surgeries, a minor injuries unit, two leisure centres with swimming pools, Libraries, Rugby, Football, Cricket and Tennis Clubs. Access to Exeter and Plymouth are made easy via the A38 and there is the Penzance-Paddington/London mainline from Ivybridge train station as well.

Services: Mains Electricity. Mains Gas.

Tenure: Freehold.

Mains Water. Private Drainage.

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:

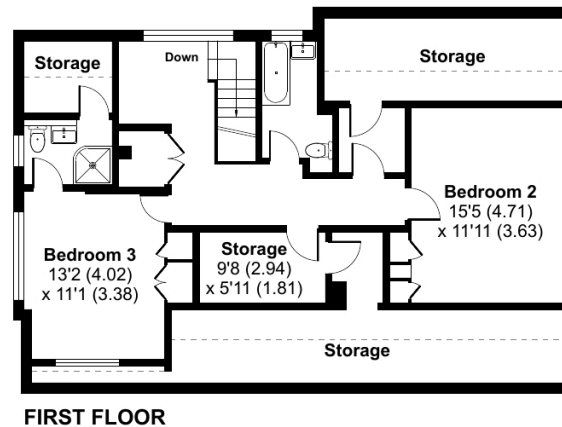
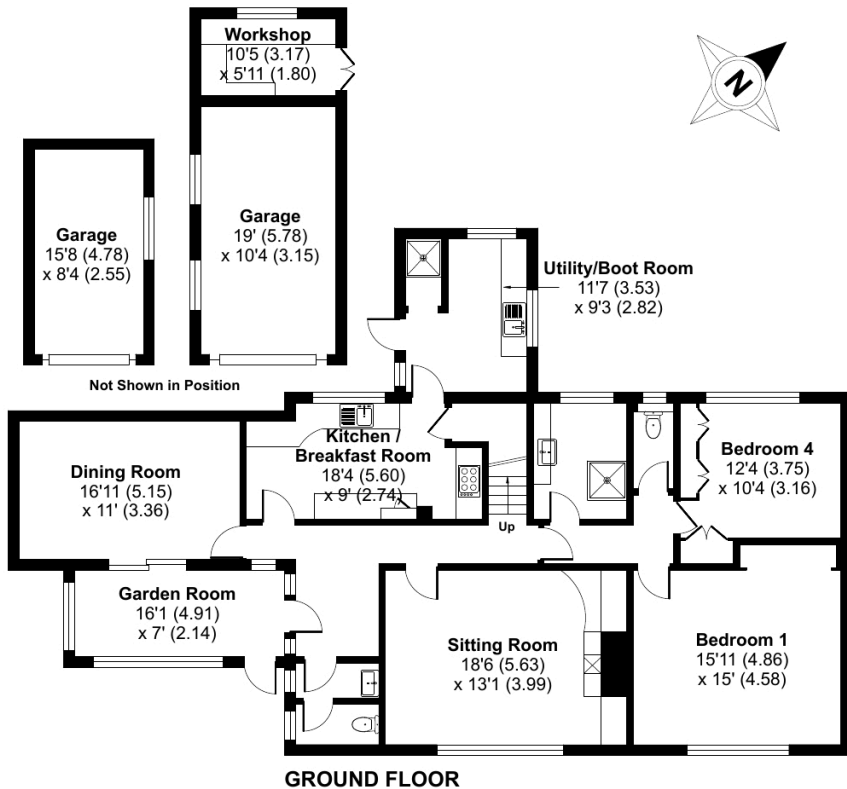
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: F

Viewings:

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



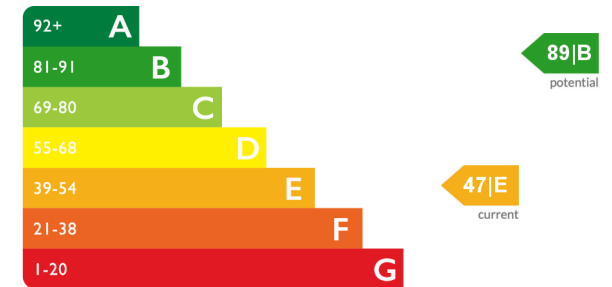


Church Street, Ermington, PL21

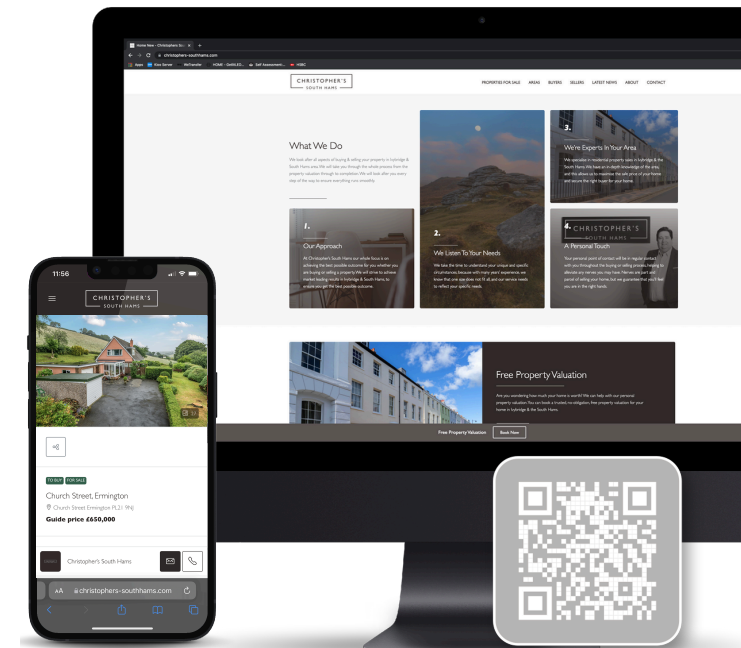
Approximate Area = 2475 sq ft / 229.9 sq m
 Limited Use Area(s) = 206 sq ft / 19.1 sq m
 Garages = 327 sq ft / 30.4 sq m
 Workshop = 61 sq ft / 5.7 sq m
 Total = 3069 sq ft / 285.1 sq m

For identification only - Not to scale

Energy Efficiency Rating



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Christopher's South Hams Ltd. REF: 1313196



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 SOUTH HAMS

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