



Clare Street, Ivybridge, PL21 9DL

CHRISTOPHER'S  
SOUTH HAMS



## Clare Street, Ivybridge, PL21 9DL

Christopher's South Hams are pleased to present this adorable one-bedroom, end terraced Victorian worker's cottage.

Teeming with period character including exposed stonework, beams and log burner, this charming cottage escapes being Listed and benefits from gas central heating and double-glazing.

The open-plan living delights in a dual aspect bringing a glorious amount of light in but with the cosy warmth of the log burner, this room is superbly intimate. The kitchen benefits from a peninsula island bringing a sociable quality to being open-plan and careful use of the space under the stairs allows room for a dining table as well.

Upstairs, there is a fantastic double bedroom dominated by the very attractive chimney breast and with the advantage of storage in a mezzanine level as well as a secret 'hideaway' cupboard. A beautifully-appointed family bathroom boasting a wealth of built-in storage completes the upstairs accommodation.

The private side alleyway gives access to your own rear walled courtyard where the current owner has cleverly used planters and mirrors to add colour and an air of the mediterranean to this very secluded spot.

## Key Features

Victorian Cottage with Period Features (not Listed)

Open Plan Living

1 Bedroom with Storage

1 Bathroom

Outside Space

Residents Parking Permits Available to Purchase.

## 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.

**Broadband Type:** <https://www.openreach.com/fibre-broadband>

**Broadband Availability:** <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Coverage:** <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Local Authority

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

**COUNCIL TAX BAND:** A

## Viewings

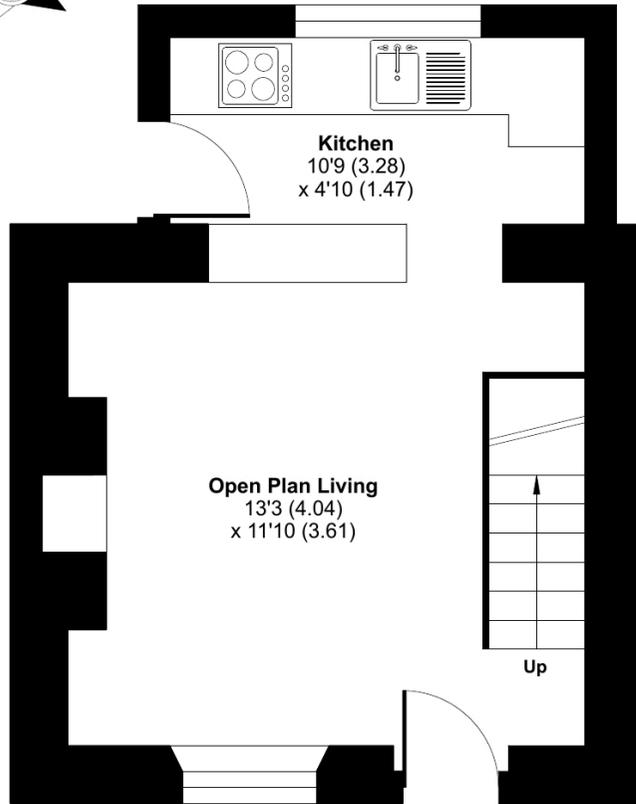
Strictly by appointment through  
Christopher's South Hams  
01752 746 550



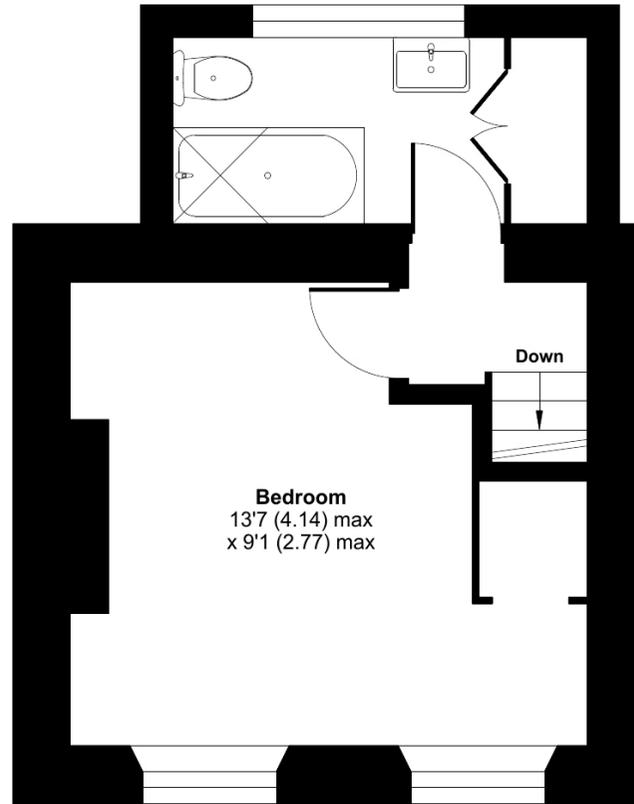


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Approximate Area = 464 sq ft / 43 sq m  
For identification only - Not to scale

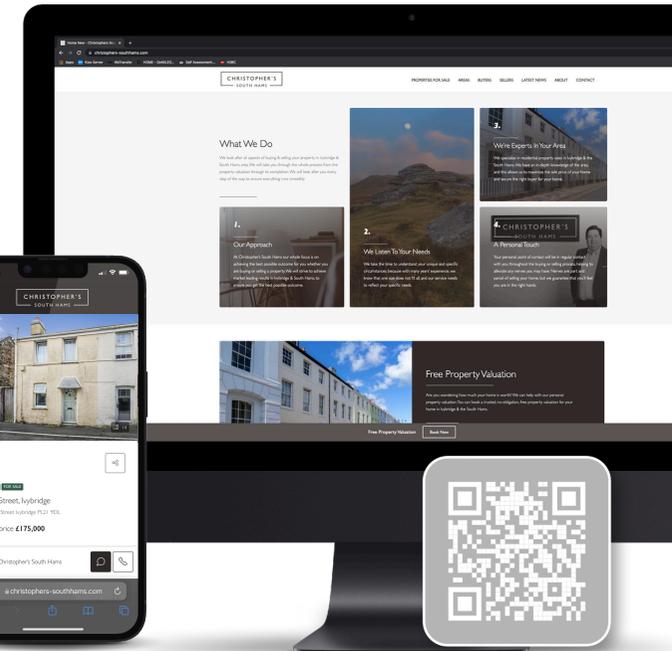
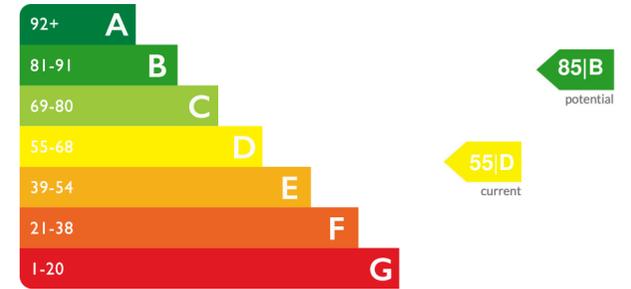


GROUND FLOOR



FIRST FLOOR

## Energy Efficiency Rating



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Christopher's South Hams Ltd. REF: 1196671



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