



Cole Lane, Ivybridge, PL21 0PN

CHRISTOPHER'S  
SOUTH HAMS



Christopher's are thrilled to market this utterly immaculate 4-bed family home on the popular eastern side of Ivybridge. Sitting on a generous, elevated plot, both the inside and outside presentation are wholly impressive with a very elegant feel throughout. Flawlessly decorated, this home offers spacious accommodation. An attractive and functional porch welcomes you inside to the entrance hall that acts as a central hub between the two reception rooms. The dual aspect sitting room is flooded with natural light from its feature bay window but retains a cosiness with a log-burner at its heart. The modern kitchen delivers an incredibly sleek feel, with light bouncing off the glossy white units and integrated appliances whilst a vibrant, lime backdrop to the hob brings a burst of colour to this well-appointed room. There is space for a family size dining table making this room great for entertaining. Both the sitting room and kitchen have sliding doors leading to the stunning rear garden; a superb outlook whilst spending time with family and friends, or even doing the washing-up! Downstairs also offers a cloakroom and utility room with external access. Upstairs, there are 4 pristine bedrooms including a master with ensuite shower room and a luxurious family bathroom completes the upstairs accommodation. The true show-stopper here is the stunning garden that captivates you instantly. To the front is a level lawn framed by established hedges and aromatic lavender and punctuated by an ornamental cherry tree taking centre-stage. A side gate invites you to the highly private, rear garden which is an absolute paradise and feast for the senses. Beautifully landscaped and designed with a manicured lawn and an abundance of mature shrubbery that showcases colour and fragrance all year round. There is also a productive vegetable plot, fruit garden and greenhouse making this a dream for the green-fingered enthusiast! A small section of moorland stream trickles through the garden on the eastern boundary and a well-positioned patio provides the perfect place to take in your surroundings. A detached double garage with light, power and a pedestrian door to the garden completes this entirely fantastic home. Quality exudes from every angle of this property and viewings are highly recommended.



## Key Features

Detached 4-Bed Home  
Popular Location  
Elevated Position  
Immaculately Presented  
Ensuite and Family Bathroom  
Stunning Garden  
Detached Double Garage & Parking  
Walking Distance to the Train Station

## 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 clothmaking 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.  
Photovoltaic Panels.

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:

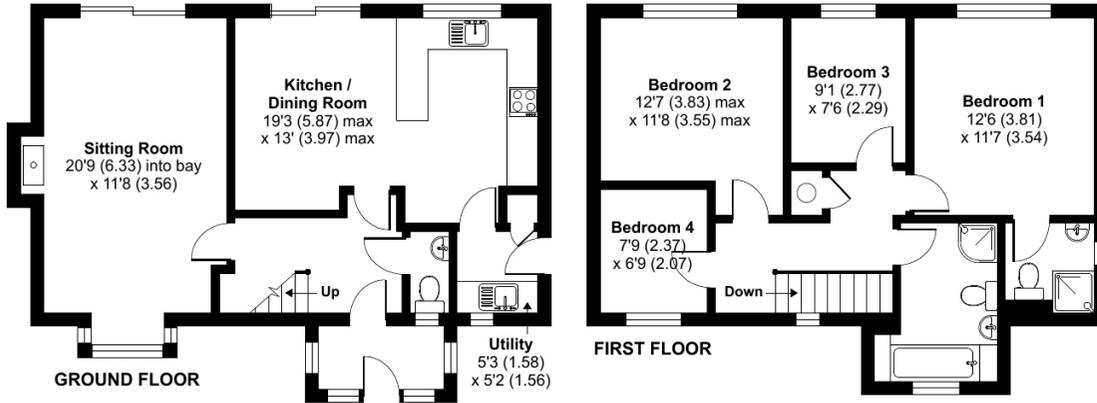
South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** D

## Viewings:

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



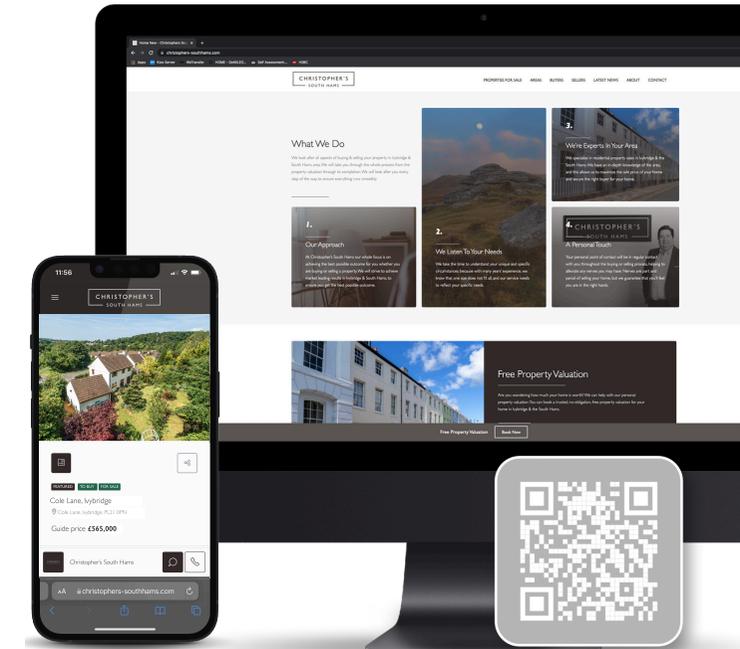


## Cole Lane, Ivybridge, PL21

Approximate Area = 1264 sq ft / 117.4 sq m  
 Garage = 277 sq ft / 25.7 sq m  
 Total = 1541 sq ft / 143.1 sq m

For identification only - Not to scale

## Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at [www.christophers-southhams.com](http://www.christophers-southhams.com)

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: 1309953



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