



Woodburn Close, Ivybridge, PL21 9JQ

CHRISTOPHER'S  
SOUTH HAMS





Christopher's South Hams are delighted to present this superb semi-detached family home tucked away at the end of a popular cul-de-sac. Sitting on a generous corner plot, this property offers flexible accommodation to appeal to a wide audience – growing, young families, those needing to work from home and even downsizers. An entrance porch grants the perfect space for wet weather gear and shoes before welcoming you into the main house. Glazed double doors into the sitting room add to the shower of natural light coming in from the south-facing picture window and semi-open plan to the dining room giving a fantastic dual aspect. The kitchen overlooks the rear garden and has external access to the same. Upstairs there are 2 double and 1 single bedroom, each with a wealth of built in storage. A well-appointed family bathroom completes this floor before heading up another flight of stairs to the impressive attic room. This loft conversion was completed in the 1970s and is now used primarily as a home office, but lends itself to a variety of uses including bedroom, play-room, teenage den or even a home cinema room – with a little imagination, it could be anything.

Outside, the house has a neat area of lawn to the front and is approached by a driveway. Double wooden gates invite you to additional parking, the detached garage and the rear garden which has both gravelled and raised spaces for pot plants and an elevated level lawn. Hidden behind the separate workshop is a covered seating area – a super, secret spot to while away the hours with a nice glass of something at the end of the day, whatever the weather.

This fantastic family home is now coming to the open-market for the first time since it was built and is ready for the next generation to fall in love with it just the same. Viewings are highly recommended.

## Key Features

Semi-Detached  
Popular Location  
3 Bedrooms with Storage  
Multi-Functional Attic Room/4th Bedroom  
Generous Corner Plot with Potential to Extend (strc)  
Garden with Separate Covered Seating Area  
Garage & Separate Workshop (with Light & Power)  
Parking

## 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:** B

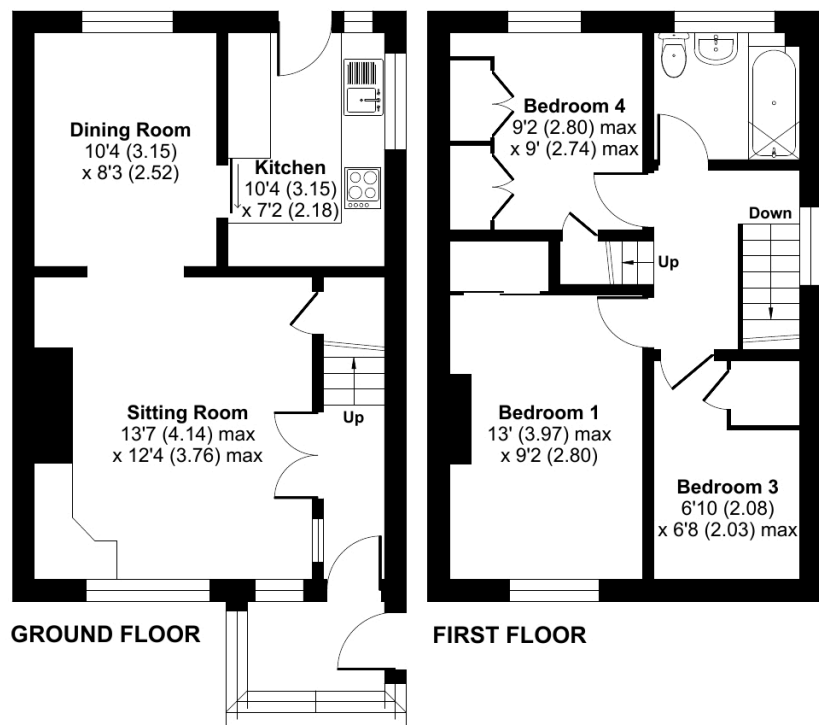
## Viewings:

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









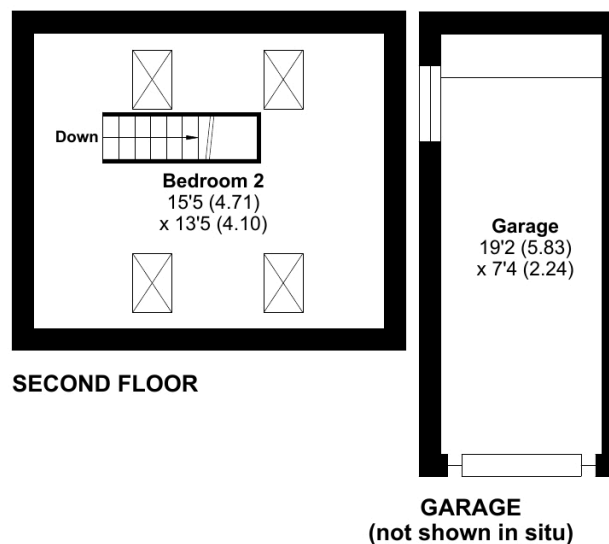
## Woodburn Close, Ivybridge, PL21

Approximate Area = 1044 sq ft / 96.9 sq m

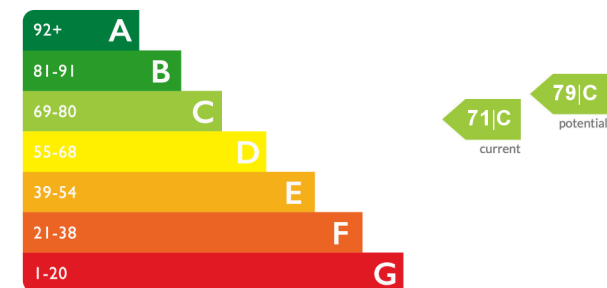
Garage = 141 sq ft / 13 sq m

Total = 1185 sq ft / 109.9 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). © nitchecom 2026. Produced for Christopher's South Hams Ltd. REF: 1408716

**CHRISTOPHER'S**  
SOUTH HAMS

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Christopher's South Hams, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Christopher's South Hams has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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