



Pinehurst Way, Woodlands, Ivybridge, PL21 9UL

CHRISTOPHER'S  
— SOUTH HAMS —





Christopher's South Hams are delighted to market this superb semi-detached home on the popular western side of Ivybridge. Beautifully presented with immaculate decoration that brings a light and airy feeling throughout. The double aspect reception room welcomes you in and is doused in natural light from its picture bay window to the front and triple aspect conservatory leading to the rear garden. The kitchen is tucked away at the rear and overlooks the pretty garden, showcasing modern, gloss units that house plentiful storage and integrated appliances. The conservatory was replaced four years ago and now boasts energy efficient glass which keeps it warm in the winter and cool in the summer making it a useable space all year round. Upstairs there are three bedrooms; 2 doubles and a generous single that is currently used as a music room. A well-appointed family bathroom completes the upstairs accommodation. Outside, the house is approached by a driveway flanked by a low maintenance garden currently laid to gravel interspersed by a few shrubs. The attached garage has a rear pedestrian door giving access to the fully enclosed rear garden that is perfect for pottering in, with an area of lawn and various borders to attend to and that offer opportunity to bring splashes of colour to this private space. A terrific, additional feature to this home is the insulated summerhouse (with power) making an excellent, versatile spot to suit the whole family; unwind with a book, home gym, home office, playroom or even a cheeky home bar – the possibilities are endless to be able to extend time with family and friends. This fantastic home should appeal to a wide audience, from first-time buyers to those downsizing and viewings are highly recommended.

## Key Features

Semi-Detached  
3 Bedrooms  
Eco-Efficient Conservatory  
Garden with Insulated Summerhouse  
Attached Garage with Electric Roller Door, 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:** C

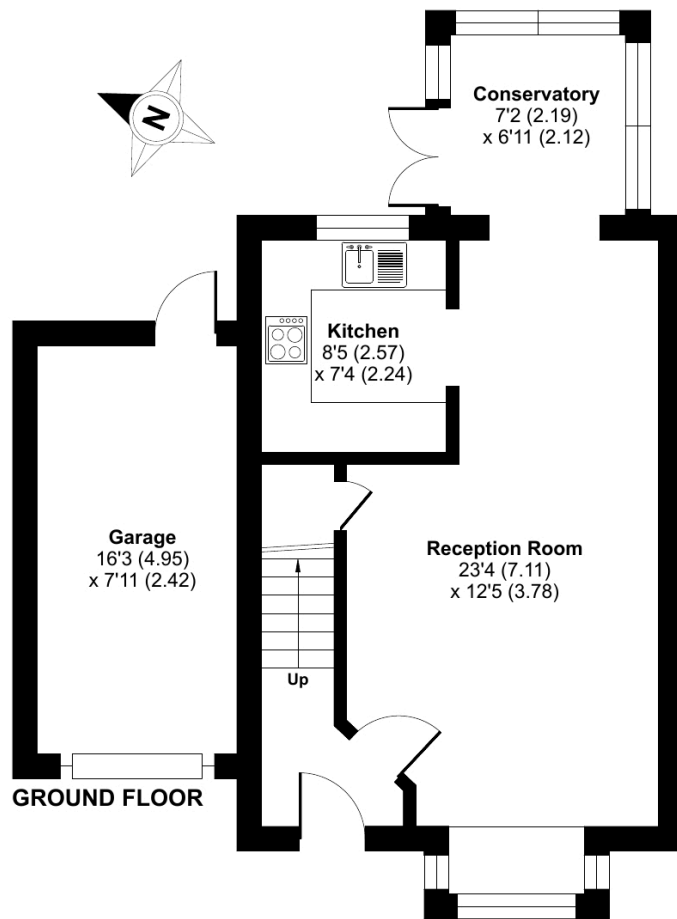
## Viewings:

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









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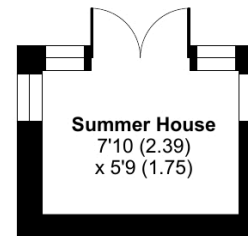
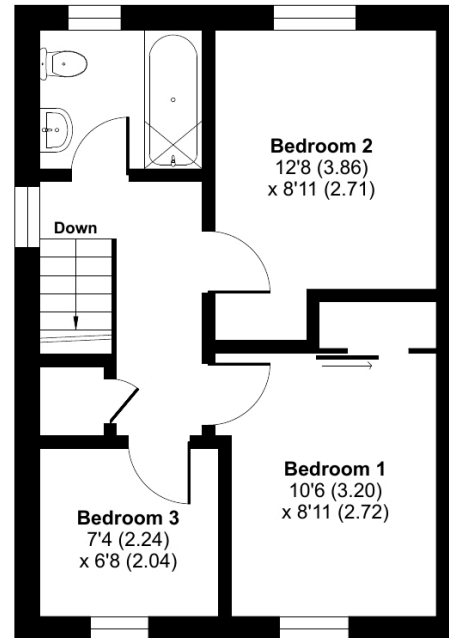
Approximate Area = 807 sq ft / 74.9 sq m

Garage = 129 sq ft / 11.9 sq m

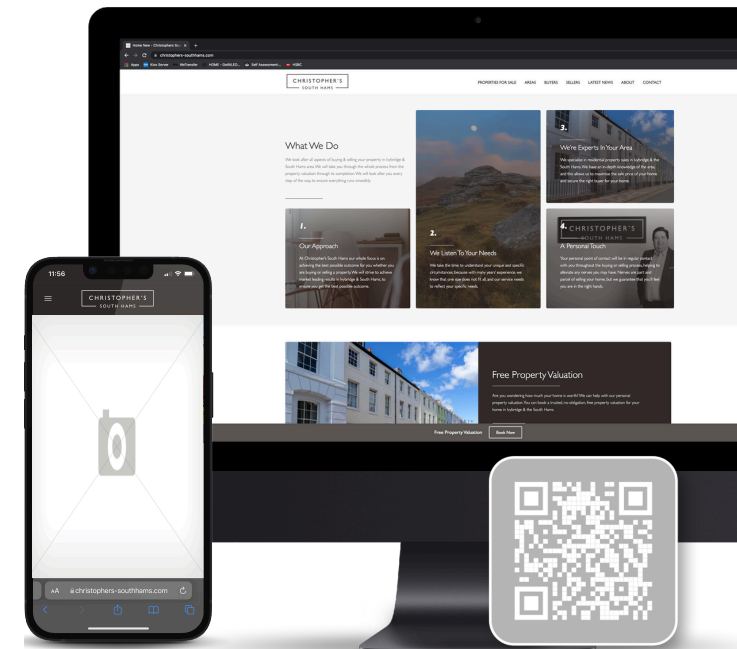
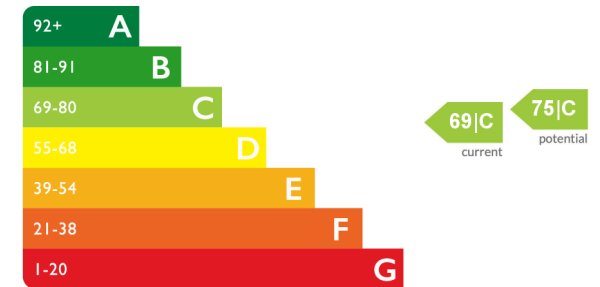
Outbuilding = 45 sq ft / 4.1 sq m

Total = 981 sq ft / 90.9 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). © nitchcom 2026. Produced for Christopher's South Hams Ltd. REF: 1400882

**CHRISTOPHER'S**  
SOUTH HAMS

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