



Smallridge Cottage, Cornwood, PL21 9QN

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are thrilled to market this charming period cottage set in the heart of the idyllic moorland village of Cornwood. Formerly part of the Smallridge Manor Estate, Smallridge Cottage blends modern convenience with a wealth of period features that reflect its 300+ year history, giving the best of both worlds.

The entrance vestibule opens into the dining room acting as a central hub to other rooms. The adjacent sitting room is truly impressive with its vaulted ceiling, exposed beams and abundance of natural light flooding in from its dual aspect, large sky-lights and double doors onto the rear courtyard garden with its southerly position. The showstopper here is the immensely attractive, feature fireplace with exposed stonework. Sitting proud on an elevated slate hearth is the double-sided log burner that shares its glow with the dining room next door.

The kitchen is to the rear and hosts built-in appliances and storage. A side door invites you to the separate lawned garden.

Downstairs also offers a bedroom with well-appointed facilities making it ideal for anyone with mobility difficulties.

Upstairs there are 3 bedrooms – 2 doubles and a large single with the master benefiting from an ensuite cloakroom.

A modern, family bathroom completes the upstairs accommodation.

The spirit of this home is 'contemporary and character' in equal measure.

With solid wood and tiled flooring downstairs, deep windowsills, thick walls, exposed beams and stonework tied in with modern kitchen, bathroom and an immaculate neutral palette, Smallridge Cottage's quaint and picturesque authority is a pleasure to market and viewings are highly recommended.

Key Features

Detached Period Cottage (Not Listed)
Character Features

4 Bedrooms with Flexible Accommodation
Modern Kitchen & Bathroom

Enclosed Private Courtyard with Southerly Aspect
Separate Private Lawned Garden
Ample Parking
No Onward Chain

Situation & Amenities

Cornwood sits in open countryside on the edge of Dartmoor, yet only four miles from the greater facilities of Ivybridge and eight miles from the vibrant Waterfront City of Plymouth. The main part of the village sits above the River Yealm valley and was once part of an important trading route which carried tin, wool and cattle between Tavistock and Totnes giving it a rich South Hams history.

This fantastic home is within walking distance of the village which has a population of around a thousand people and a strong community spirit. The Cornwood Inn is community-owned serving food and drinks and acts as a focal point for activities that bring people together. It is a hub for outdoor activities, such as walking or cycling, with somewhere to store your equipment and meet up before setting out or a warm welcome on your return. Cornwood also hosts a weekly, visiting post-office. Alongside the ever popular and successful Cornwood Cricket Club, the village is also home to the church of St Michael and All Angels. The Church of England Primary School (with a pre-school on the same site) feeds into Ivybridge Community College with its World Class Quality Mark Award and fantastic sport facilities. Further community facilities such as Health Centres, Dentists, Libraries, Supermarkets, Leisure Facilities and superb Transport Links can be found in nearby Ivybridge and Plymouth beyond.

Services: Mains Electricity. Oil-Fired Central Heating.

Mains Water. Mains 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

Planning Authority:

Dartmoor National Park, Parke,
Bovey Tracey, TQ13 9JQ

COUNCIL TAX BAND: B

Tenure: Freehold.

Viewings:

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

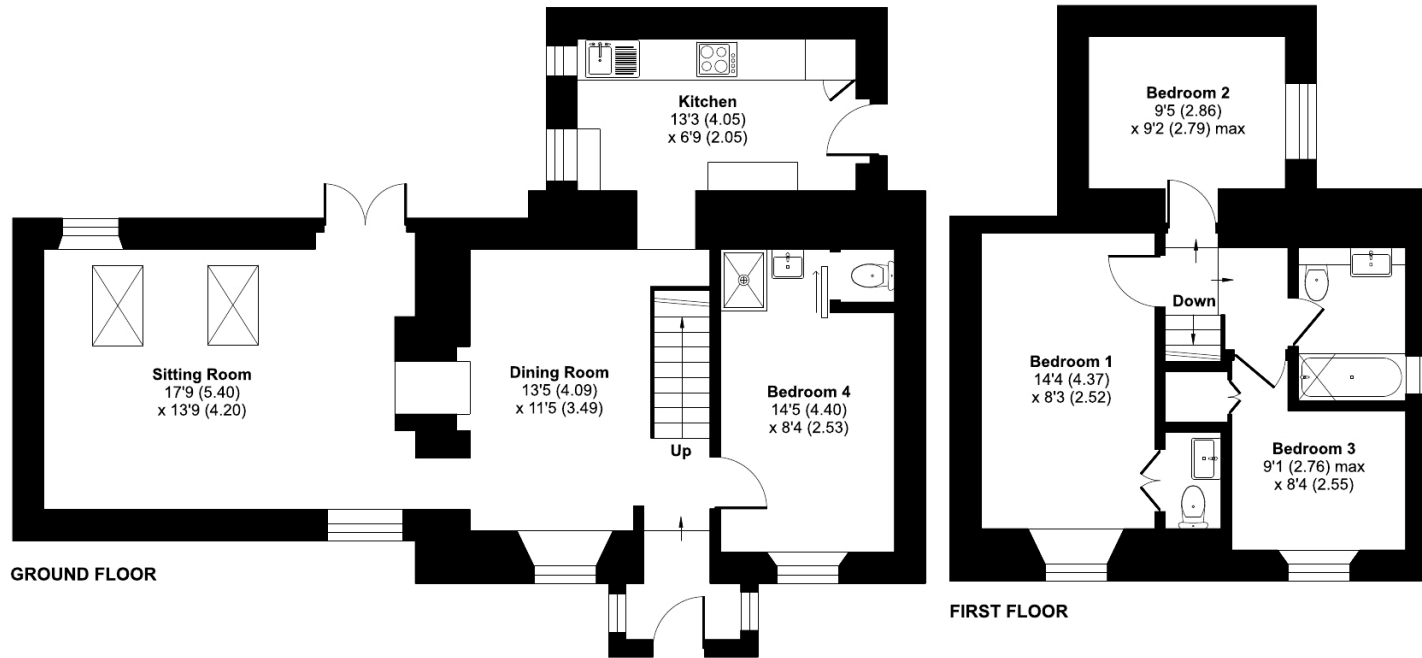




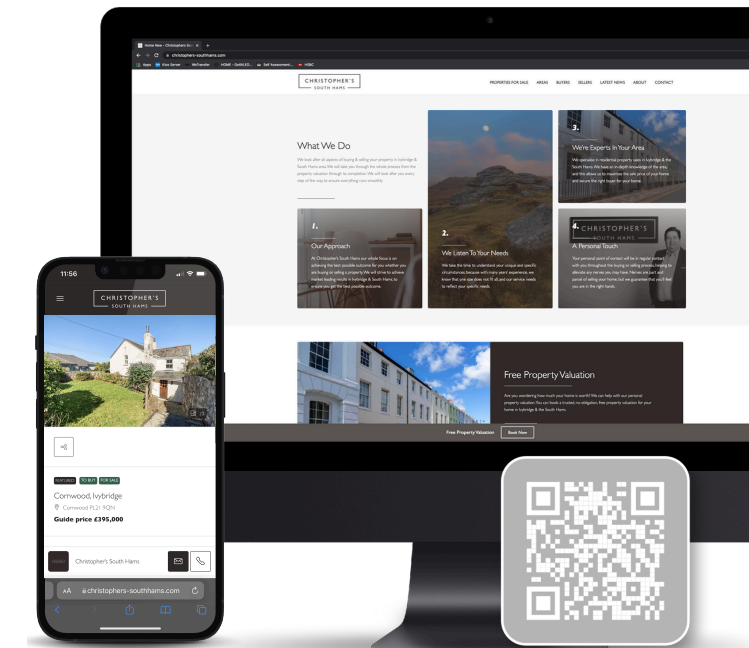
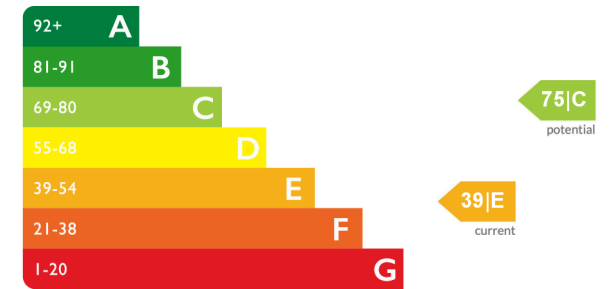
Smallridge Cottage, Cornwood, Ivybridge, PL21

Approximate Area = 1073 sq ft / 99.6 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). © nichecom 2025. Produced for Christopher's South Hams Ltd. REF: 1357664

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