



Wood Park, Ivybridge, PL21 0PP

CHRISTOPHER'S
SOUTH HAMS



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Christopher's South Hams are pleased to market this detached 4-bedroom family home on the popular eastern side of Ivybridge. Recently subjected to extensive renovation and extension, this property offers a newly fitted kitchen/dining room with a range of integrated appliances and doors to the landscaped garden. The delightful sitting room is flooded with light from the feature bay window and there is a log burner adding to the lovely feel of this room. On the first floor there are 3 bedrooms and a newly renovated shower room.

A further staircase invites you to the second floor where the loft has been converted to create a spectacular master suite. A breath-taking panoramic view immediately grabs your attention with a glazed Juliet balcony allowing you to enjoy the magnificent landscape towards the viaduct and Western Beacon. This bedroom also benefits from a luxurious ensuite with bath and separate shower.

Outside, there is a driveway giving access to a single garage with light and power connected and a pedestrian door to the garden. The main garden lies to the rear and has been landscaped to include a level lawn bordered by mature shrubs and flowers and a patio area ideal for entertaining. In the far corner is a timber studio/summerhouse which would lend itself to a variety of uses.

A truly beautiful home and viewings are highly recommended.

Key Features

Detached
Beautifully Presented
4 Bedrooms including Spectacular Master Suite
Downstairs Cloakroom

Garage & Parking
Garden & Studio/Summerhouse
Sought After Location
Stunning Views

Situation & Amenities

With the pretty River Erme flowing 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. There is also the charming Watermark with its welcoming library, IT suite, cinema, theatre, coffee shop and conference facilities. If golf is your escape, then there is the 18-hole course at nearby Wrangaton set against the backdrop of the beautiful Ugborough Beacon. There are also the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all adding to the community focus of the town and with its very own train station there are excellent transport links to Plymouth, Exeter, and London; Ivybridge certainly has a wealth of opportunities to welcome you.

Services

Mains Electricity. Mains Gas.
Mains Drainage. Mains Water

Local Authority

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

COUNCIL TAX BAND: D

Tenure

Freehold.

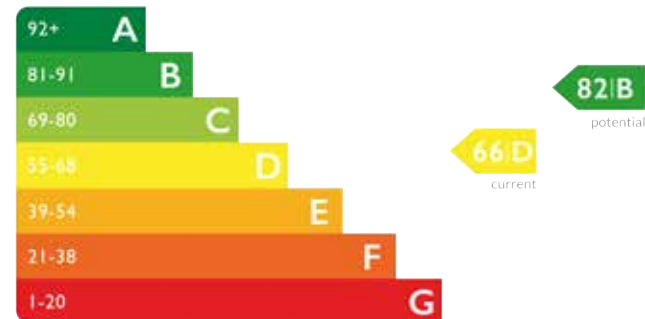
Viewings

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





Energy Efficiency Rating



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richscom 2023. Produced for Christopher's South Hams Ltd. REF: 947512



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