



Fawns Farm, Ermington, PL21 0LQ

CHRISTOPHER'S
SOUTH HAMS

Immerse yourself in the romance of living somewhere truly special and individual, soaking in wistful images of The Good Life and The Darling Buds of May with this simply stunning farmhouse and period home. Coming to the market for the first time in 60 years, this is a fantastic opportunity for a new generation to delight in creating their own memories. A private gravelled driveway framed by mature shrubs and trees welcomes you with extensive parking and leads through to the open yard with your land beyond.



A grand central entrance hall greets you as you enter the farmhouse and showcases a remarkable solid oak staircase. The kitchen/dining room is especially impressive, managing to merge a traditional farmhouse feel with an incredibly modern touch. Boasting a built-in larder cupboard and a wealth of integrated appliances underneath solid oak worktops this is a beautiful room flooded with natural light from an abundance of windows, including two charming window seats taking in views over the front of the house. A central island with granite surface takes centre stage leaving ample room for a large dining table – a perfect space for entertaining family and friends. Adjacent to the kitchen is a utility room with recessed functional shelving and additional storage. There is also space and plumbing for an upright fridge/freezer, washing machine and tumble dryer. Through the kitchen is the homely, cottage style sitting room dominated by a traditional cast iron wood burner sitting on a slate hearth, highlighted underneath a granite lintel. Natural light streams through glazed double doors but this fabulous room cleverly retains a cosy and intimate feel. On the other side of the entrance hall lies a second reception room, currently used multi-functionally but with walk-in storage lends itself to a variety of uses including a bedroom giving visiting friends and family their own separate space. Downstairs also offers a cloakroom and separate substantial boot room with even more storage. Upstairs there are three double bedrooms including a master suite with integrated wardrobes and an utterly luxurious ensuite bathroom with separate walk-in shower. All bedrooms share in glorious views over the gardens and to the far-reaching countryside, but the master suite specifically enjoys a French Farmhouse - style window giving the opportunity to really absorb your surrounding landscape. A beautifully appointed family bathroom completes the upstairs accommodation.

The gardens and grounds sit discreetly against the backdrop of the pretty River Erme flowing and tumbling alongside the South Hams footpath which runs the length of your land. Separated into 4 fields of lush pasture and a more mature garden that offers a small fruit-tree orchard, productive greenhouse and vegetable plot. The fields have additional and separate access points to the Modbury Lane and A3121. A true bonus of being on the South Hams footpath, is that with the permission of the Flete Estate, you can walk directly to Mothecombe Beach and take in all the charms of the Coastal Footpath and attractive wildlife that enfolds you. Fawns Farm also has fishing rights on this stretch of the River Erme giving yet another unique and bespoke feature to this amazing property. An extensive range of farm outbuildings and workshops also give opportunity to enhance this lifestyle and a barn (with services in situ) lends itself to potential conversion subject to relevant consents. The current owners have adapted a former open thresher barn and use it as a very welcomed entertaining space, embracing the private views whatever the weather.

This utterly immaculately presented home beckons those looking for a smallholding in a magnificent setting and viewings are highly recommended.

Key Features

Immaculately Presented Period Farmhouse
Modern Farmhouse Style Kitchen
Utility Room
Boot Room/Separate Downstairs Cloakroom
3 Double Bedrooms
Luxury Ensuite and Family Bathroom
4th Bedroom/2nd Reception Downstairs

Edge of Quintessential Rural Village
Just over 27 acres Pastureland
1.45 acres of House & Garden
Fishing Rights
Range of Farm Buildings with
Potential for Conversion - STRC
Extensive Parking

Situation & Amenities

Ermington is a pretty village nestled in the enviable rolling South Hams hills, approximately three miles outside of Ivybridge and around twelve miles from the vibrant waterfront city of Plymouth. There is easy access to both Dartmoor and the beaches of the South Hams Coastline, in particular the Yealm Estuary at Newton Ferrers & Noss Mayo and there are also plenty of nearby public footpaths for some glorious countryside walks.

The historic village is home to the attractive church of St Peter and St Paul with its famous crooked spire and its namesake pub, a charming bistro as well as a boutique hotel and restaurant. Ermington's primary school is currently rated as outstanding and with its focus on community, the village shop, café, park and green have space to regularly host various clubs and groups as well as events laid on by the village committee. The hive of activity on offer certainly has all a growing family, or the retired could wish for and is no more than a 5-10 minute stroll from the cottage. Nearby towns of Ivybridge, Yealmpton and Modbury offer a wealth of amenities between them, including GP and Dental Surgeries, a minor injuries unit, two leisure centres with swimming pools, Libraries, Rugby, Football, Cricket and Tennis Clubs. If golf is your escape, then there is the 18-hole course at nearby Wrangaton set against the backdrop of the beautiful Ugborough Beacon. Access to Exeter and Plymouth are made easy via the A38 and there is the Penzance-Paddington/London mainline from Ivybridge train station as well.

Services

Mains Electricity. Mains Gas.
Private Water. Private Drainage.

Tenure

Freehold.

Local Authority

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

Viewings

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

COUNCIL TAX BAND: E

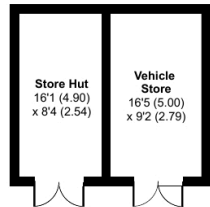




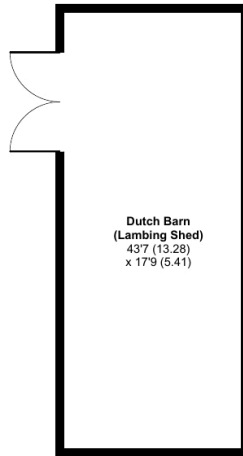
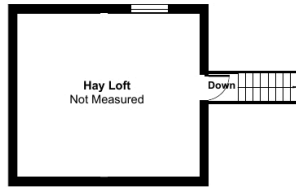


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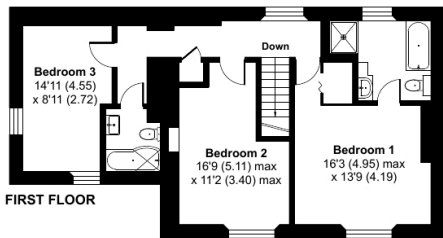
Approximate Area = 1919 sq ft / 178.2 sq m
 Outbuilding = 3444 sq ft / 319.9 sq m
 Total = 5363 sq ft / 498.1 sq m
 For identification only - Not to scale



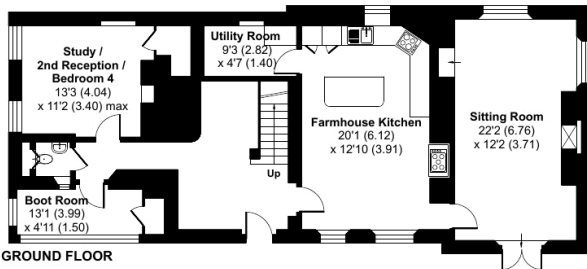
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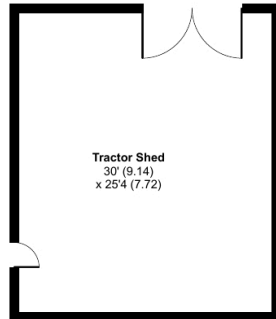
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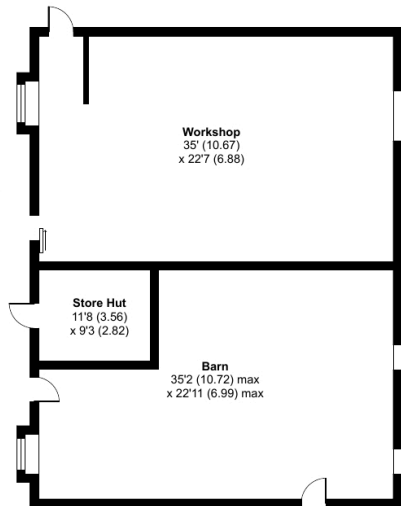
FIRST FLOOR



GROUND FLOOR

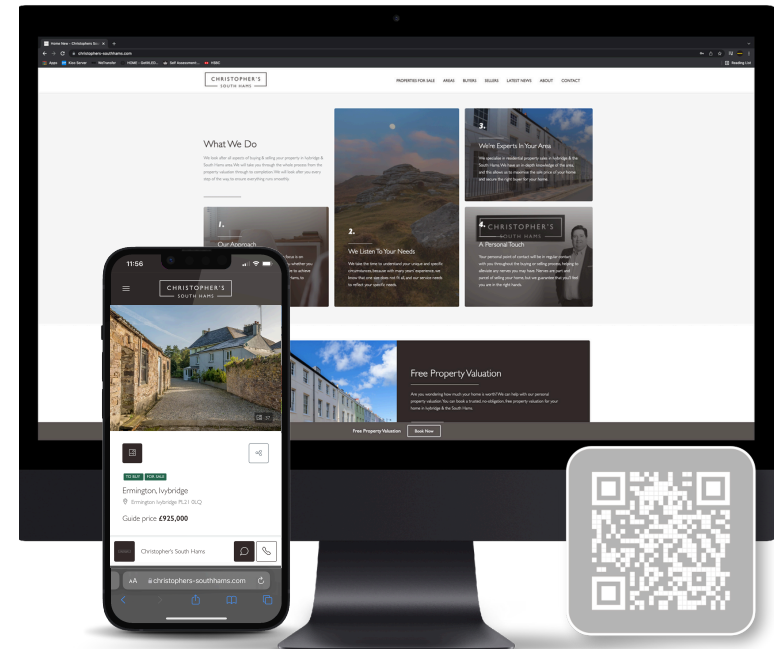
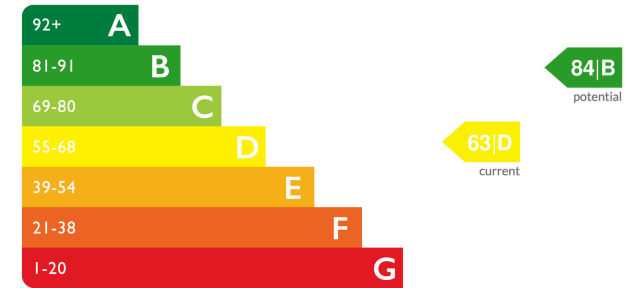


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Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at www.christophers-southhams.com

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