



Blachford Road, Ivybridge, PL21 0AE

CHRISTOPHER'S
SOUTH HAMS



Blachford Road, Ivybridge, PL21 0AE

Christopher's South Hams are pleased to present this detached 4-bedroom home set in this desirable location and enjoying panoramic views across the town and far-reaching countryside. This is a reverse-level property offering flexible accommodation to meet a variety of needs. A central hallway welcomes you with access to the living spaces and one of the bedrooms taking in the rear views. The integral garage has been partly sectioned off to now offer a large utility and cloakroom space also accessed from the hallway. Subject to relevant consents, this could be adapted into a bath/shower room as there is already plumbing in place and being adjacent to the 4th bedroom reflects just how flexible this home can be. The open-plan living space has been cleverly designed to deliver a cosy yet spacious sitting room which leads to the newly fitted kitchen and dining area with central island and a range of integrated appliances. This entire area is flooded with natural light from a ceiling lantern sky-light over the dining area and large picture windows that absorb the rural landscape. A door from the kitchen/dining area also leads to the south-facing garden.

Downstairs there are 3 bedrooms, two with ensembles and a further family bathroom. The master suite also benefits from a dressing room, beyond which is a further room currently used as a home office but lends itself to a variety of uses with its own separate entrance. All the bedrooms overlook the gardens with the stunning vistas beyond.

Outside there is a level driveway with space for two vehicles and a side gate to the rear garden. The rear garden is terraced with various lawned and seating areas; a fantastic space to marvel in the south-facing views. For the green-fingered, there is also a productive kitchen garden including a number of fruit trees as well as a greenhouse. Viewings are strongly recommended to delight in the opportunities available with this beautiful home.

Key Features

Desirable Location

Flexible Accommodation – with further potential (strc)

Stunning Open-Plan Living

4 Bedrooms

3 Bathrooms (2 ensuite)

Utility & Cloakroom

South-Facing Garden

Panoramic Views

Garage

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.

Photovoltaic Panels in Situ.

Tenure

Freehold.

Local Authority

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

COUNCIL TAX BAND: D

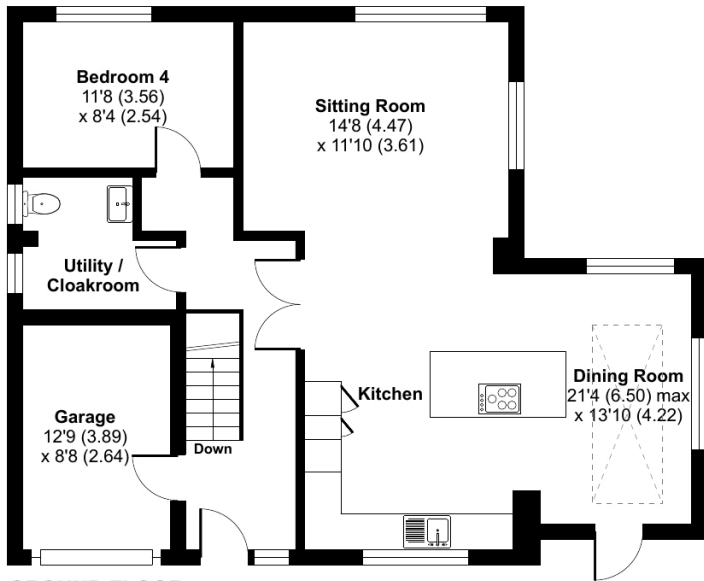
Viewings

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

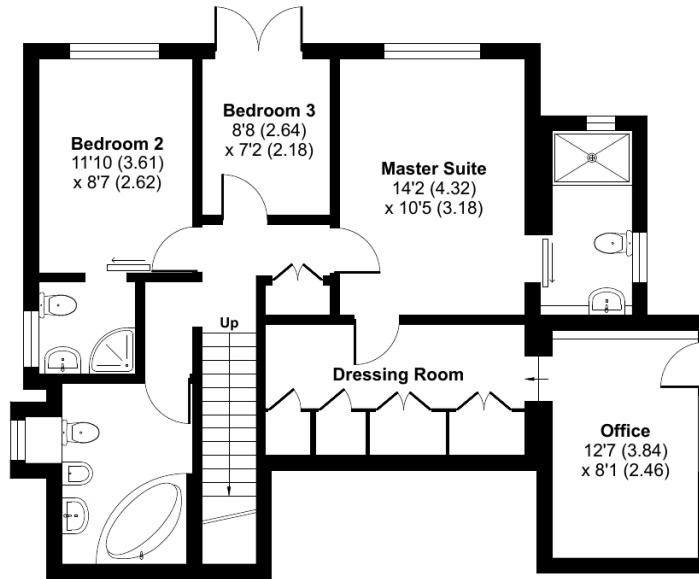


Blachford Road, Ivybridge, PL21

Approximate Area = 1632 sq ft / 151.6 sq m
 Garage = 101 sq ft / 9.3 sq m
 Total = 1733 sq ft / 160.9 sq m
 For identification only - Not to scale

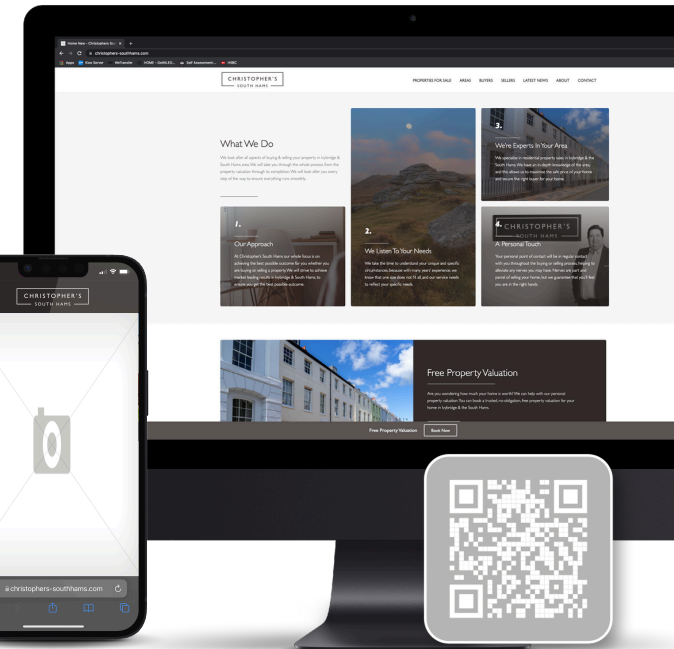
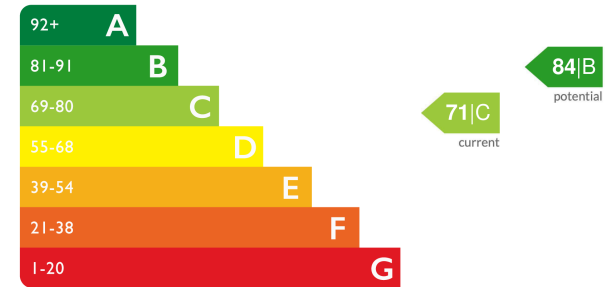


GROUND FLOOR



LOWER GROUND FLOOR

Energy Efficiency Rating



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

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Christopher's South Hams Ltd. REF: 1025042



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