



Nirvana Close, Ivybridge, PL21 0AP

CHRISTOPHER'S
SOUTH HAMS

'A place of perfect peace and happiness' is just one way of interpreting the countless meanings of Nirvana and you are certainly not disappointed by this very special and highly individual home.

Bespokely designed for our vendor, with a Spanish Hacienda charm, this property has been in the same ownership since it was built in the 1970s. Delivering a substantial amount of flexible accommodation, this exceptional reverse level home currently offers 4/5 bedrooms with 2 ensembles and integrated wardrobes in three of the rooms. There are 3/4 reception areas to include opportunity for family/sitting rooms as well as a separate dining room and study area. Further living areas include the large kitchen/breakfast room, utility room and well-appointed family bathroom.

Boasting a wealth of attractive features including spiral staircase and log burners, the most notable is the incredibly impressive terrace which can be accessed from double doors in both the sitting room and dining room and truly bridges the gap between inside and out.

All rooms command a glorious outlook, either absorbing the manicured gardens that wrap around the property like a welcoming embrace or over the far-reaching panoramic views towards Western Beacon; with the ever-changing seasons, no two days offer the same scenery thereby enhancing this home's truly delightful setting.

Outside, the house is approached via an open driveway with ample parking and steps to the front door. There is also a large single garage with light, power and water connected. A side pathway invites you to the mature, private gardens that offers colour all year round.

With over 3,000 sq. feet, the possibilities to this home are endless and extend its attraction to multi-generational living, a dependent relative or older children spreading their wings as well as those working from home.

Having been in the same ownership for nearly 50 years, Christopher's South Hams are thrilled to present this superb property which still leaves enough scope for a new generation to put their own stamp on it and to call it home.



Key Features

Popular Location; walkable to town and Longtimber Woods
Detached
Approaching 3,000 sq.ft of Highly Flexible Accommodation
Mature Gardens
Glorious Views
Ample Parking and Garage

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.

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: G









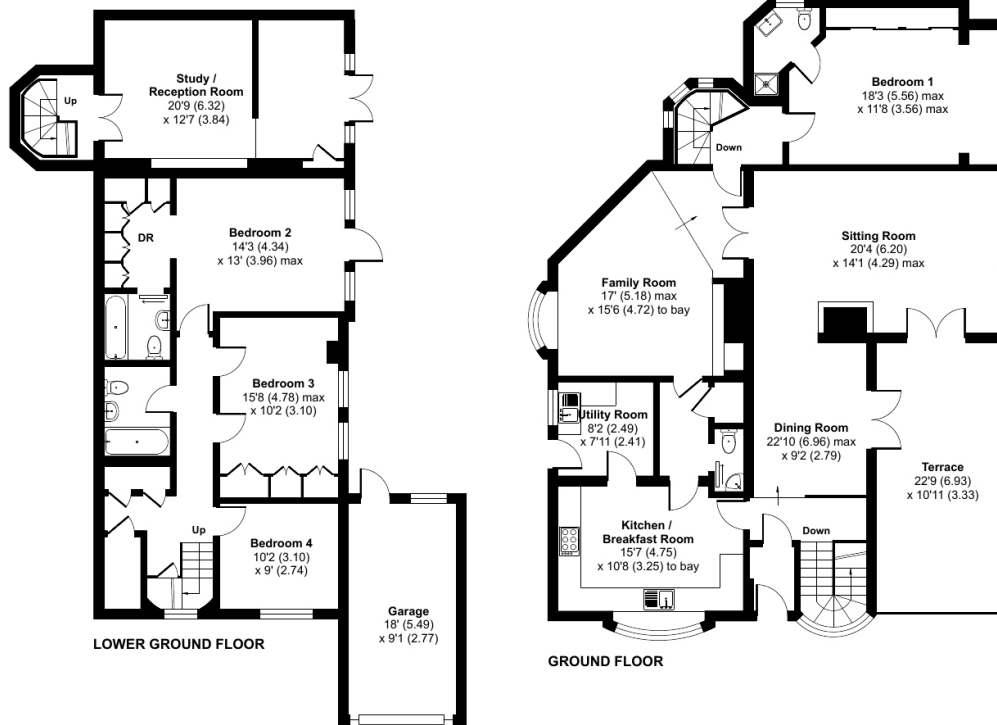
Nirvana Close, Ivybridge, PL21

Approximate Area = 2540 sq ft / 236 sq m

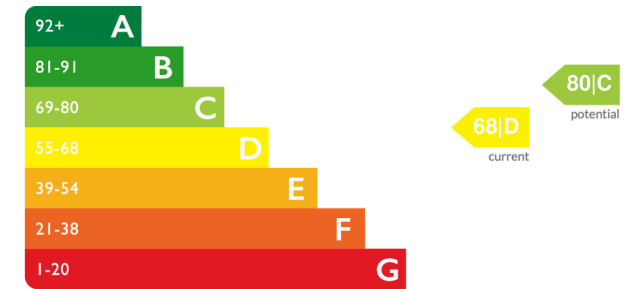
Garage = 165 sq ft / 15.3 sq m

Total = 2705 sq ft / 251.2 sq m

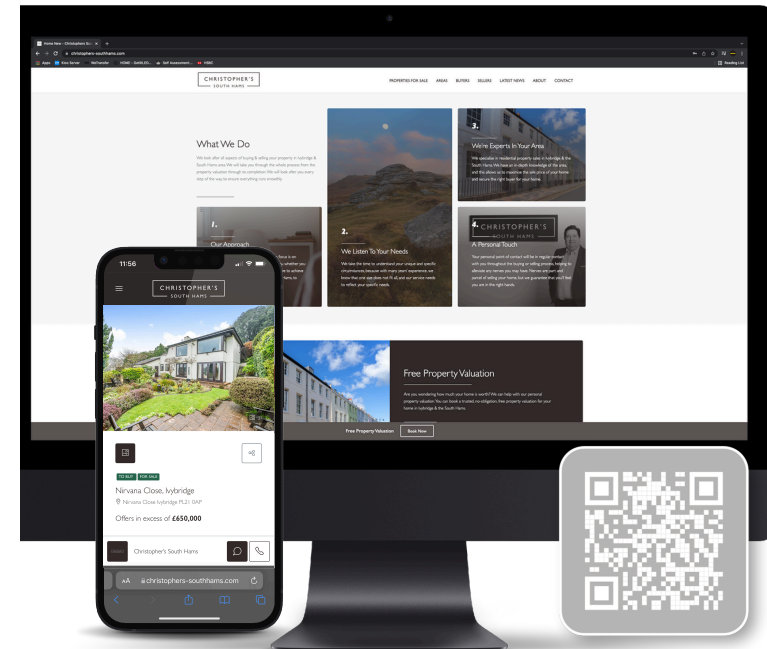
For identification only - Not to scale



Energy Efficiency Rating



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Christopher's South Hams Ltd. REF: 1103980



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

CHRISTOPHER'S
SOUTH HAMS

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