



Western Road, Ivybridge, PL21 9AN

CHRISTOPHER'S
SOUTH HAMS

With a name evoking images of a forest in leaf and the promise of summer, what a fantastic time to market 'Greenwood', this super family home.

Tucked behind the privacy of a tall hedge sits this absolutely stunning Grade II Listed, late Georgian property, rich in its period features and immaculately presented throughout. Nodding to the home's history, you will find the original mouldings, ornate fire-places, high ceilings and sash windows with shutters in many rooms.

Showcasing the original staircase, the grand central entrance hall welcomes you inside and is flanked by a spacious sitting room and impressive double aspect kitchen/dining room spanning the depth of the house. The sitting room is flooded with light from the large sash window but retains a cosy feel with its log burner. The kitchen/dining room has been recently remodelled with solid wood units and worktops, breakfast bar, Belfast sink, double electric oven and 5-ring gas hob. The dining area displays its original fireplace and there are French windows leading to the garden.

From the entrance hall, a door leads to the self-contained garden annexe with sitting room, double bedroom, kitchenette and shower-room beyond. This is currently used as accommodation for a dependent relative but would easily be absorbed back into the main house.

Upstairs, a split landing with cloakroom continues to a central galleried landing that takes advantage of the full height window bringing in light. There is a single bedroom and three further double bedrooms, two of which have built in wardrobes. The master bedroom has a dressing area which could lend itself to a variety of uses including a nursery or even an ensuite (strc). A truly luxurious family bathroom with claw-foot bath and separate shower cubicle completes the upstairs accommodation. Outside, the property is approached via a pillared entrance and paved driveway with space for a number of vehicles. A solid timber double gate invites you to a large patio with access to the aforementioned annexe. A further gate leads to the garden and patio of the main house that marries up with the French windows at the kitchen and overlooks an area of level lawn. To one side there is a range of temporary enclosures for the owner's pets but these could easily be removed to extend/develop the garden space. On the other side of the lawn is a covered entertaining area where the current owners have their pizza oven and BBQ – an ideal spot for spending time with family and friends in this private oasis.

At the end of the garden is a high stone wall with a door leading to a rear parking space and garage/workshop; this area is fully enclosed by solid wooden gates adding to the privacy of this amazing home.

Boasting well-proportioned rooms this utterly fantastic home offers an incredible wealth of versatility and has been lovingly renovated by the current owners during their custodianship with a true respect in blending the period charm with a contemporary lifestyle.



Key Features

Grade II Listed (attached) with an abundance of Period Features
Immaculately Presented Flexible Accommodation
Self-Contained Garden Annexe (for extended families or working from home)
Stunning Double Aspect Kitchen/Dining Room
5 Bedrooms
2 Bathrooms
Large Garden
Garage/Workshop and Ample Parking
No Onward Chain

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.

Local Authority

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

COUNCIL TAX BAND: F

Tenure

Freehold.

Viewings

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







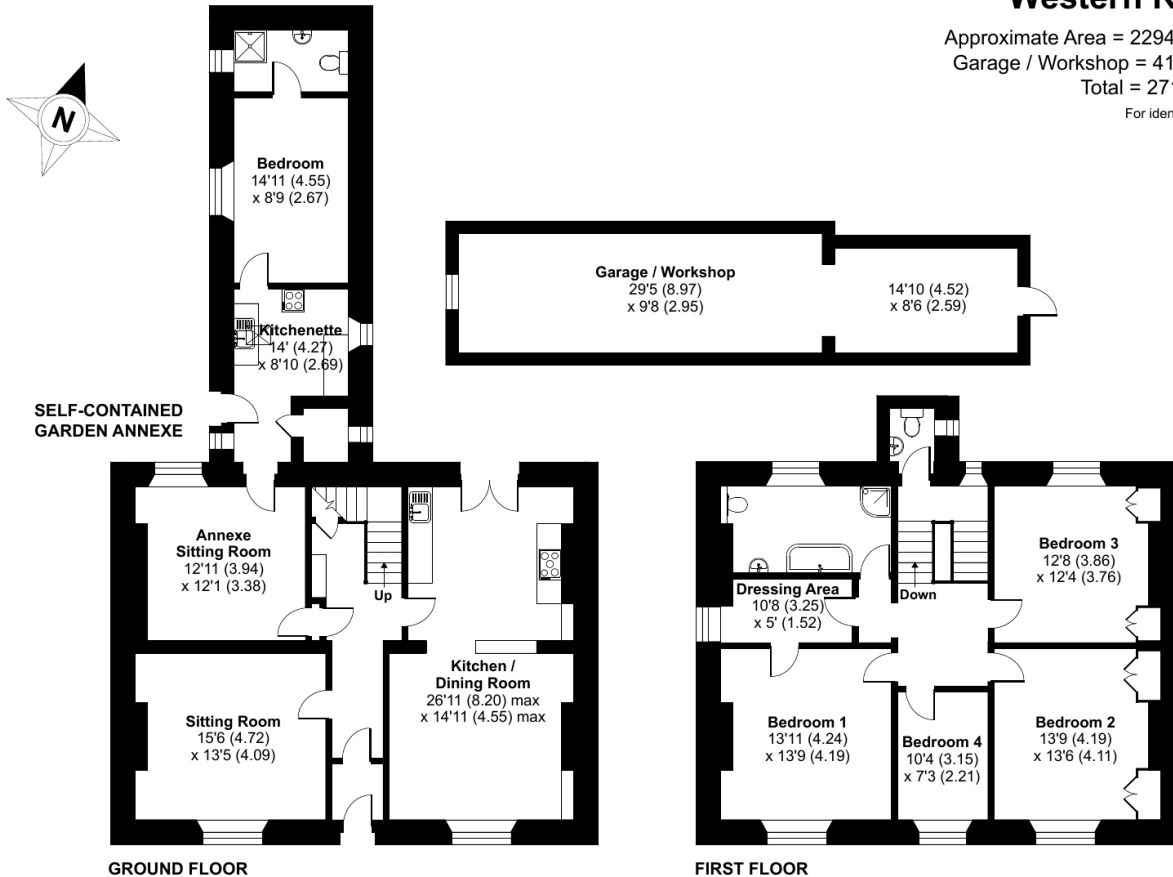
Western Road, PL21

Approximate Area = 2294 sq ft / 213.1 sq m

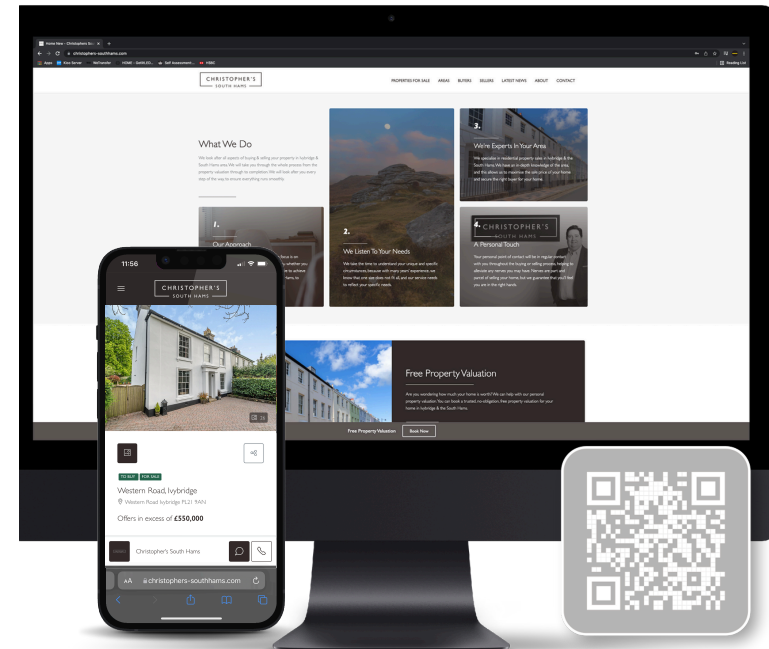
Garage / Workshop = 419 sq ft / 38.9 sq m

Total = 2713 sq ft / 252 sq m

For identification only - Not to scale



Energy Efficiency Rating



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