



Crestfield Rise, Ivybridge, PL21 9TJ

CHRISTOPHER'S  
SOUTH HAMS

## Crestfield Rise, Ivybridge, PL21 9TJ



Christopher's South Hams are proud to market this substantial, immaculately presented 4/5-bedroom home tucked away in a popular cul-de-sac on the western side of Ivybridge.

Sitting on a delightful corner plot, this fantastic family home also has scope for further extension subject to relevant consents.

A storm porch invites you into the central entrance hall that leads to the ground floor accommodation including study/5th bedroom, sitting room, kitchen with utility area and a downstairs cloakroom. The spacious sitting room is flooded with light as it opens through to the dining room with sliding doors to the garden and patio beyond. The kitchen/breakfast room is a superb sociable space, offering a choice to sit at the fitted breakfast bar or to go through to the south-east facing conservatory and enjoy time overlooking the beautifully landscaped garden.

Upstairs there are 4 double bedrooms including a master with ensuite shower room. All bedrooms boast built in storage and there is a well-appointed family bathroom as well.

Outside, the property welcomes you with an attractive front garden and a driveway with ample parking adjacent to a double garage with light and power connected. A paved pathway with side pedestrian gate also invites you to the rear enclosed garden.

This very pretty space has been carefully thought out with a neatly manicured lawn bordered by mature shrubs and trees and separate patio areas perfect for entertaining friends and family.

Viewings are highly recommended.

### Key Features

Beautifully Presented  
4 Bedrooms including Master with Ensuite  
Kitchen/Breakfast Room  
Utility Area  
Separate Dining Room

Study/5th Bedroom  
Downstairs Cloakroom  
Conservatory  
Double Garage & Ample Parking  
Potential to Extend strc

### 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. 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

All Mains Services Connected.

### Tenure

Freehold.

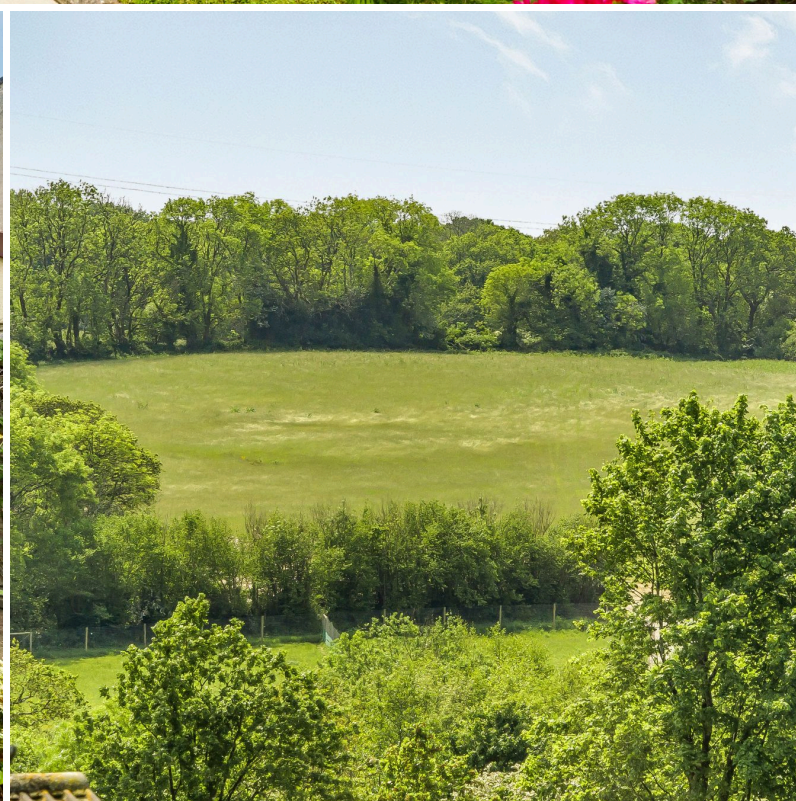
### Local Authority

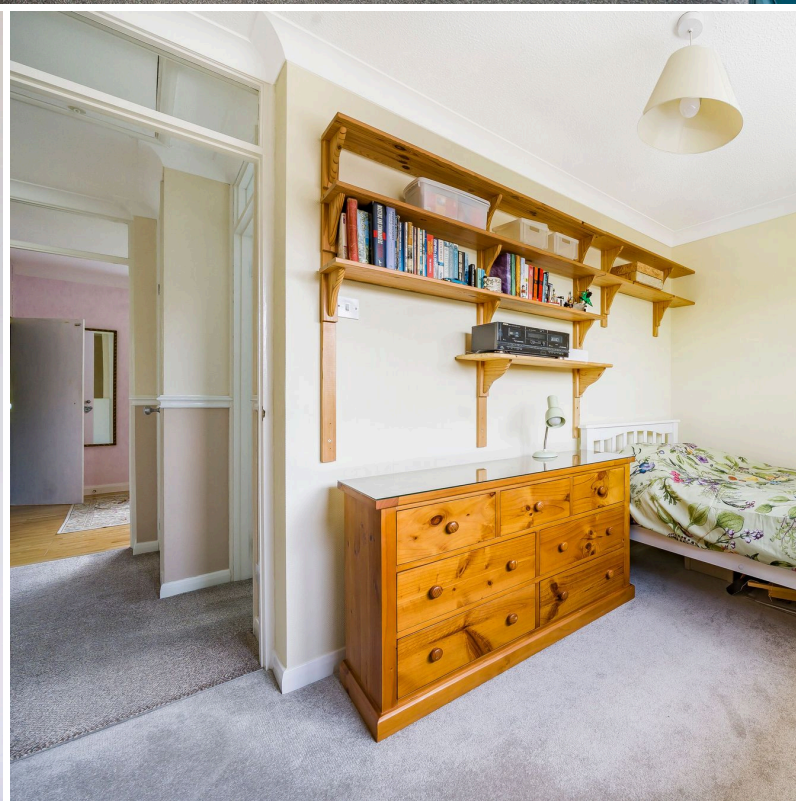
South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** E

### Viewings

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









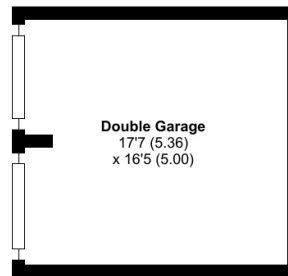
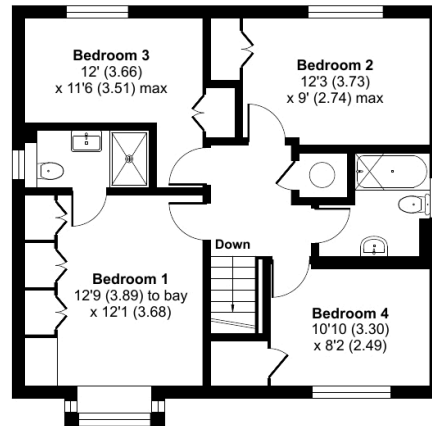
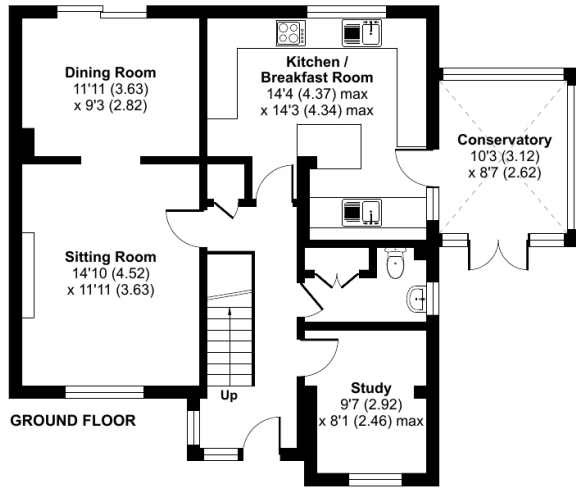
## Crestfield Rise, Ivybridge, PL21

Approximate Area = 1513 sq ft / 140.5 sq m

Garage = 289 sq ft / 26.8 sq m

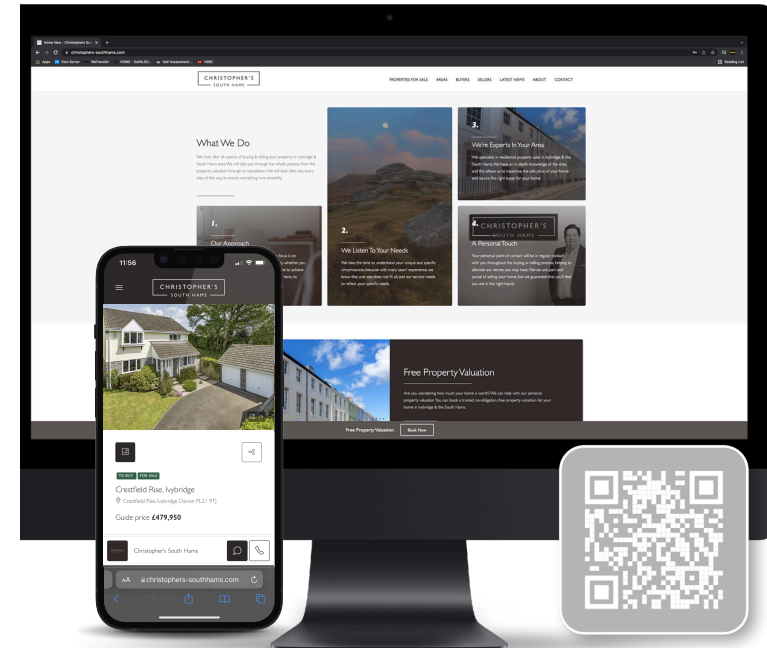
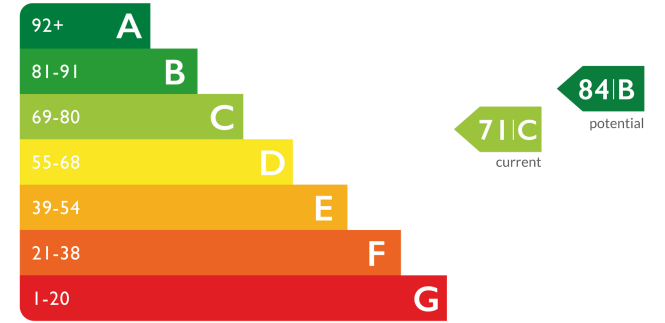
Total = 1802 sq ft / 167.3 sq m

For identification only - Not to scale



**GARAGE NOT SHOWN IN POSITION**

## Energy Efficiency Rating



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