



Riverside, Lucas Wood, Cornwood, PL21 9PN

CHRISTOPHER'S
— SOUTH HAMS —



Secluded, tranquil and scenic are just some of the vivid ways to describe this completely idyllic spot on the banks of the River Piall. Set back from the rustic, country lane sits this appealing detached bungalow amidst its own large gardens. A sweeping driveway flanked by pretty lawns welcomes you into the fold where there is space for several vehicles as well as a detached garage. Through the attractive arched storm-porch, a central linear hallway gives access to all rooms with a clever division of bedrooms to one side. The large dual aspect sitting room combines rural charm with a neutral décor. Solid wood flooring and a wood burner housed inside a striking fireplace with exposed stone and a slate hearth take centre stage with double sliding doors dousing the room in natural light from the garden room. The garden room overlooks the rear garden with a superb patio area, ideal for alfresco entertaining. A well-appointed kitchen/dining room enjoys views across the front garden from its picture bay window, a super place to enjoy a meal with family and friends. Further down the central hallway are the three bedrooms with the master benefiting from built-in wardrobes and an ensuite. A rather stylish family bathroom provides the perfect place to unwind, with a skylight above the deep-set bathtub inviting you to stargaze whilst relaxing at the end of a long day. Outside, the gardens wrap around the bungalow like a warm hug and blend into the surrounding landscape of lush pastureland where the current owners have often spotted a visiting deer or two. Take a moment for a spot of birdwatching where the current owners have frequently witnessed kingfishers and dippers skipping across the water and a keen eye may even see the ripples from a brown trout. With direct access down to the river, our vendors have also reported being thrilled to see the occasional otter playing in the water. Access to nearby woodland extends the potential playing area for curious and adventurous children and adults will truly delight in the carpet of magnificent bluebells and aromatic wild garlic come the springtime. With a pretty backdrop of solid granite boulders, the current owners have spent a lot of time, care and attention in replacing the riverbank to a very high standard using quality specialists. Viewings are highly recommended to appreciate this beautiful spot and nature-lovers' slice of paradise.

Key Features

Rural Location yet approx. 5 minutes from the A38
Detached 3-Bedroom Bungalow
Master with Ensuite
Garden Room
Detached Garage (Light, Power & EV Charging Point)
Photovoltaic Panels with 10 MW/h battery
Large Gardens Bedded in Nature
Views

Situation & Amenities

Cornwood sits in open countryside on the edge of Dartmoor, yet only four miles from the greater facilities of Ivybridge and eight miles from the Waterfront City of Plymouth. The main part of the village sits above the River Yealm valley and was once part of an important trading route which carried tin, wool and cattle between Tavistock and Totnes giving it a rich South Hams history.

The village has a population of around a thousand people and a strong community spirit with everything you would want on your doorstep. The Cornwood Inn is community-owned serving food and drinks and acts as a focal point for activities that bring people together. It is a hub for outdoor activities, such as walking or cycling, with somewhere to store your equipment and meet up before setting out or a warm welcome on your return. Alongside the ever popular and successful Cornwood Cricket Club, the village is also home to the church of St Michael and All Angels. The Church of England Primary School with its pre-school on the same site feeds into Ivybridge Community College with its World Class Quality Mark Award and fantastic sport facilities. Further community facilities such as Health Centres, Dentists, Libraries, Supermarkets, Leisure Facilities and Transport Links can be found in nearby Ivybridge and Plymouth beyond.

Services: Mains Electricity. Oil Fired Central Heating.
Photovoltaic Panels. Mains Water. Septic Tank.

Tenure: Freehold.

Broadband Type: <https://www.openreach.com/fibre-broadband>

Broadband Availability: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Local Authority

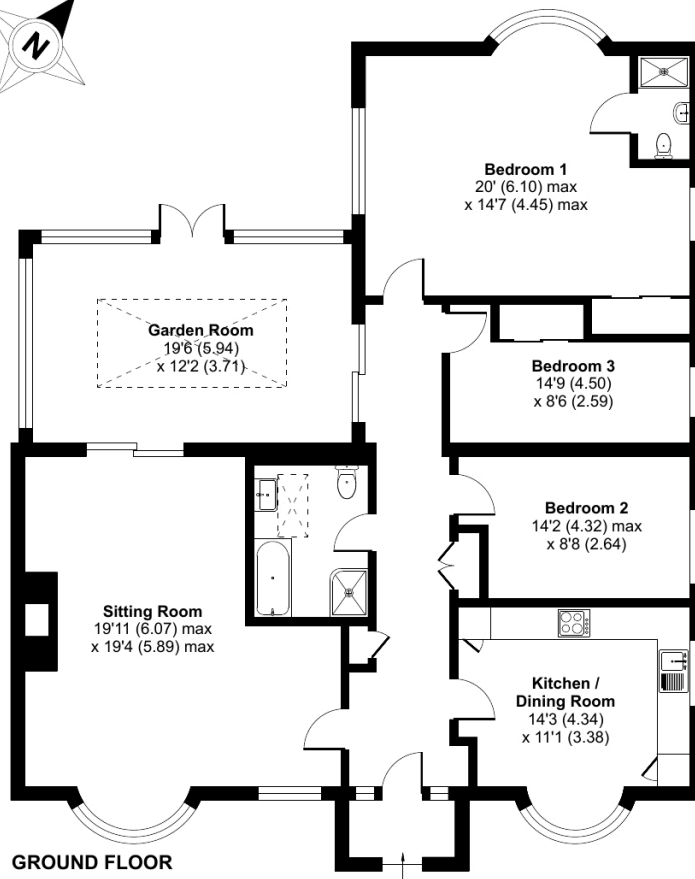
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: E

Viewings

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





Lucas Wood, Cornwood, Ivybridge, PL21

Approximate Area = 1634 sq ft / 151.8 sq m

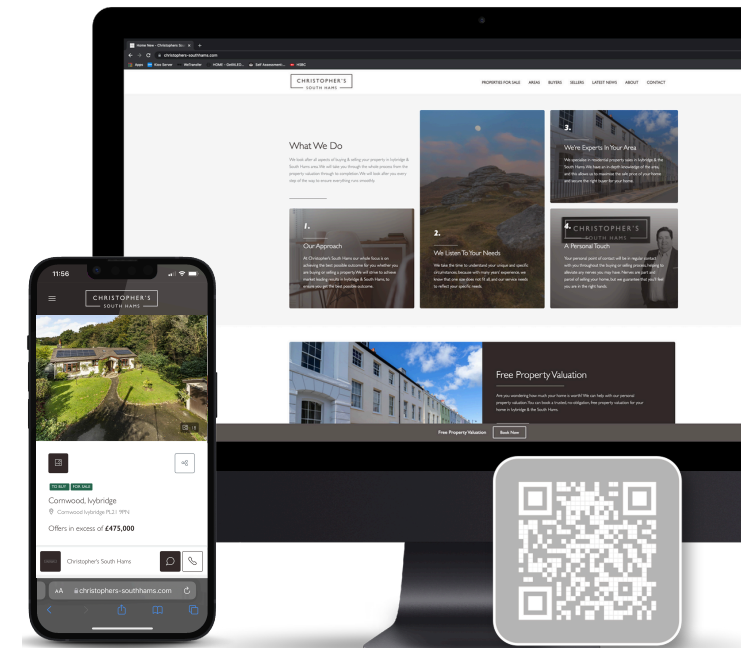
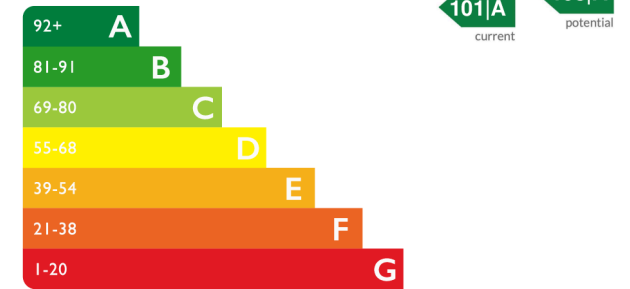
Garage = 147 sq ft / 13.6 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 1831 sq ft / 170 sq m

For identification only - Not to scale

Energy Efficiency Rating



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