



High Copse, Blachford Road, Ivybridge, PL21 0AD

CHRISTOPHER'S  
SOUTH HAMS



Christopher's are thrilled to present this enchanting, detached bungalow sitting high above Ivybridge, sheltered within its own land and peaceful setting. Commanding dramatic panoramic views across town and moorland, High Copse is a truly beautiful and secluded home that blends into its landscape, yet is within easy walking distance to the town.

This stunning home has been extensively renovated to an extremely high standard and is cleverly designed to separate the bedrooms from the living areas in their own wing. Offering 3 double bedrooms all with built-in wardrobes, each room delights in views across town or surrounding gardens. One bedroom benefits from an ensuite shower room and there is a further, separate, luxurious family shower room as well. A well-appointed boot room/utility bursting with storage, completes this part of the bungalow.

From the other side of the entrance hall, is the impressive semi-open plan living space. A centrally positioned, glazed music room/study immediately welcomes you and lends itself to a variety of uses as it leads into the expansive dining area. The superb kitchen/breakfast room attracts an abundance of natural light dancing in from its large sky-lights as well as the dining room's double doors opening onto the rear garden patio.

The sitting room also absorbs the all-encompassing scenery with its large picture, bay window and cosy deep set window seats. The distinctive fireplace with exposed brick housing a log burner is the focal point in this room to enjoy, whatever the weather.

With its wholly immaculate presentation, there is a great feeling of love, care and attention throughout this entire home.

Outside, an electrically gated drive invites you to the bungalow's first of two, large parking areas, where previously there had been a garage and remains plenty of space to have one re-erected (subject to relevant consents). The driveway then winds up your own private hill to a further parking and turning area with space for several vehicles.

High Copse is engulfed by mature landscaped gardens that entice you into the established wooded copse – a perfect place for children to brave their imagination in den building or for adults to immerse themselves in the sounds of nature and while away the hours in the most tranquil of settings. This intensely picturesque home is utterly unique and Christopher's South Hams cannot wait to show it off.



## Key Features

- |                              |   |
|------------------------------|---|
| Detached 3 Bedroom Bungalow  | Private Landscaped Gardens & Wooded Copse |
| Newly Renovated & Immaculate | Large Garden Storage Sheds & External WC  |
| 3 Reception Rooms            | Stunning Views                            |
| 2 Shower Rooms               | Eco-Friendly Features (see Services)      |
| Boot Room/Utility            | Ample 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.

<b>Services:</b> AllMains Services Connected.	<b>Tenure:</b>
Photovoltaic Panels with TESLA Storage Battery.	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















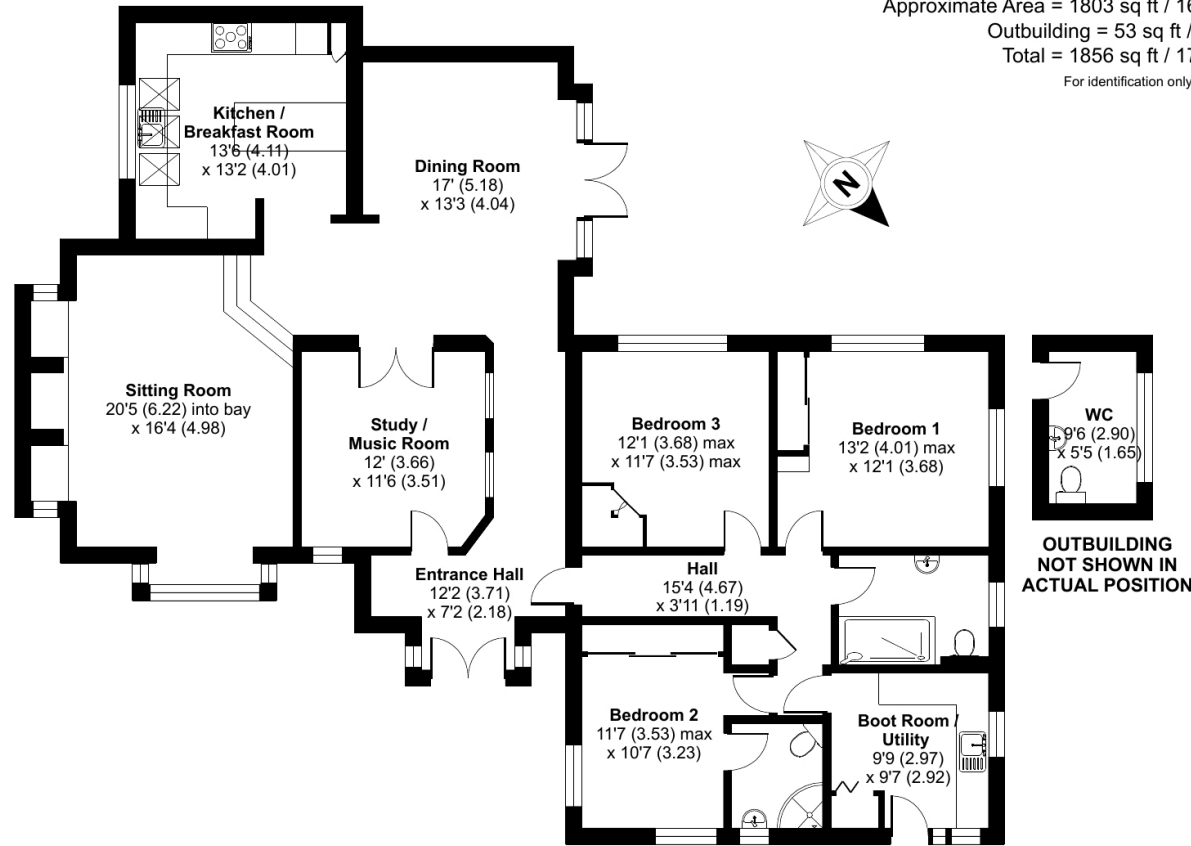
## High Copse, Blachford Road, Ivybridge, PL21

Approximate Area = 1803 sq ft / 167.5 sq m

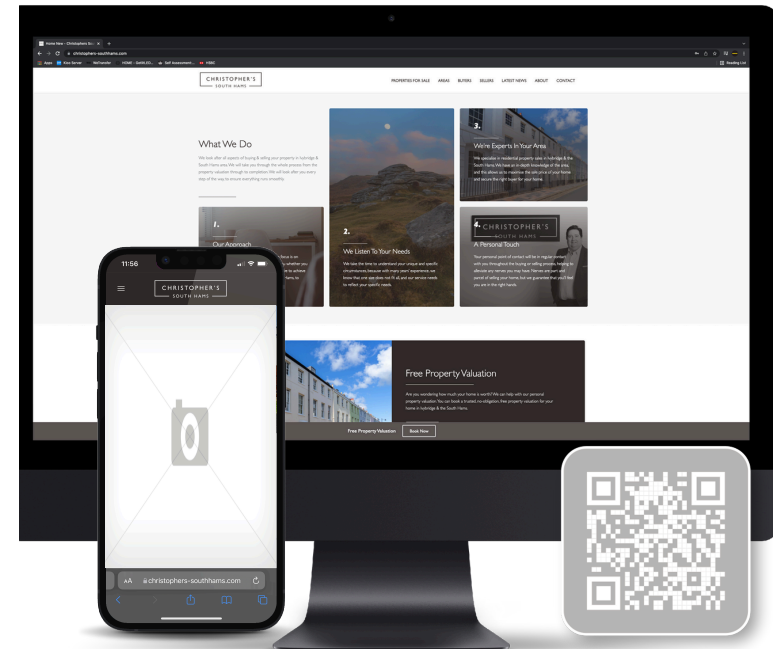
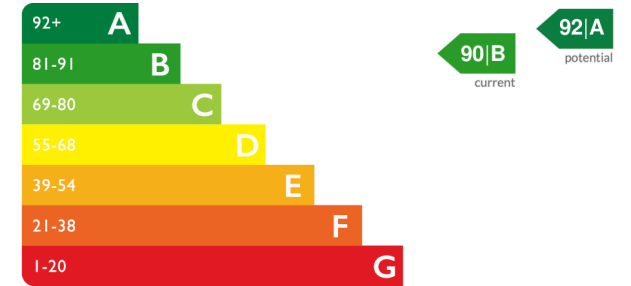
Outbuilding = 53 sq ft / 4.9 sq m

Total = 1856 sq ft / 172.4 sq m

For identification only - Not to scale



## Energy Efficiency Rating



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SOUTH HAMS

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