



Henlake Close, Ivybridge, PL21 9JA

CHRISTOPHER'S
— SOUTH HAMS —



Sitting in a stunning elevated position above Ivybridge, Christopher's South Hams are pleased to market this superb 3 bedroom detached bungalow.

With the entrance porch acting as an ideal buffer between the inside and out, you are immediately greeted by the spacious sitting room with its impressive picture window. Sliding double doors invite you on to the balcony, perfectly positioned to absorb the striking panoramic landscape of town and far-reaching countryside; a lovely spot to take a breather.

The well-appointed kitchen/diner is opposite the sitting room and again takes in the gripping views. A side door leads to the pathway with access to the rear garden.

Smartly designed to separate the living accommodation from the bedrooms brings a fantastic sense of order to this very light and bright home with two doubles and a generous single at the rear of the bungalow. A modern bathroom completes the accommodation.

Outside, the terraced gardens sweep around the bungalow and are arranged in varying lawns interspersed with mature shrubs, plants and trees meandering from front to back. At the top of the rear garden, raised decking offers the ultimate vantage point, again to enjoy the captivating scenery. The garage sits underneath the property and has light and power connected and a level driveway provides space for 2 vehicles. This truly delightful bungalow is a must-see.

Key Features

Detached 3 Bedroom Bungalow
Stunning Panoramic Views
Immaculate Presentation
Walking Distance to Town
Garden
Garage & 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.

Services: All Mains Services Connected.

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: D

Viewings

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



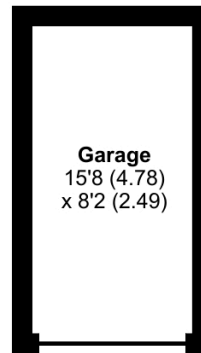
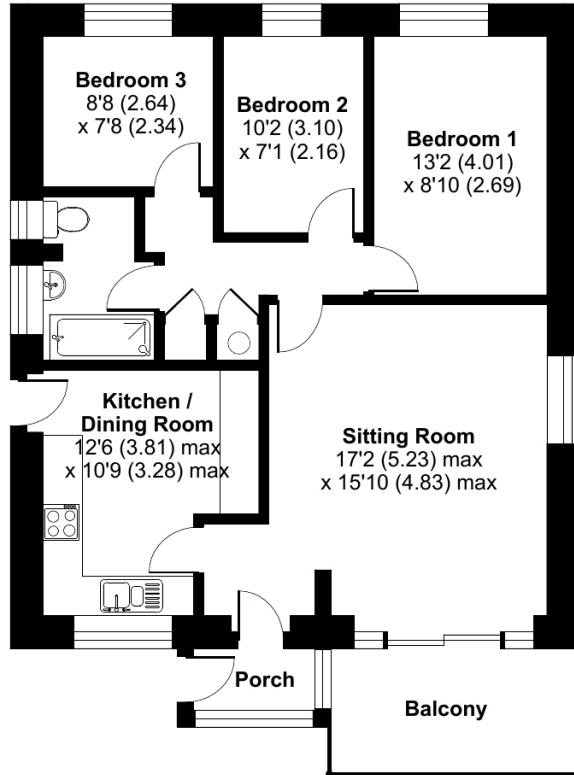
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Approximate Area = 786 sq ft / 73 sq m

Garage = 127 sq ft / 11.8 sq m

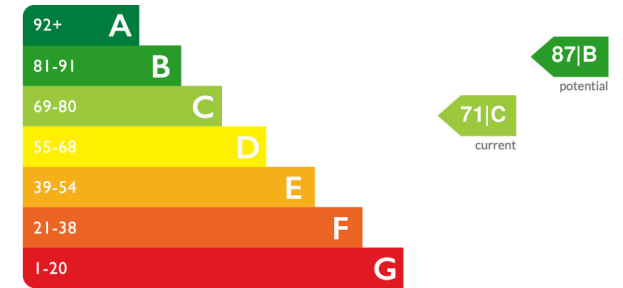
Total = 913 sq ft / 84.8 sq m

For identification only - Not to scale



Not shown in situ

Energy Efficiency Rating



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Christopher's South Hams Ltd. REF: 1236415

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