



Westhaven, Belmont Road, Ivybridge, PL21 9DT

CHRISTOPHER'S
— SOUTH HAMS —



Belmont Road, Ivybridge, PL21 9DT

Christopher's are pleased to present to market this charming semi-detached 3 bedroom cottage set in this quiet street close to the town-centre. You are welcomed straight into the entrance vestibule flanked by the double aspect sitting room and kitchen/dining room on either side. The sitting room enjoys a log burner and there are double doors inviting you to the rear garden. The kitchen/dining room is beautifully presented and showcases a farmhouse style which is flooded with light from the large feature windows. A further door from the dining room also leads you to the rear garden. Beyond the kitchen is a downstairs utility and cloakroom.

Upstairs there are 2 double bedrooms, one of which has integral storage and a large single bedroom. An immaculate and well-appointed family bathroom with a separate walk-in shower completes the upstairs accommodation. This delightful cottage is dominated by characteristic high ceilings and great windows giving a nod to some of its Victorian history.

Neatly hidden between two pedestrian doors to the side of the cottage is a covered passageway housing a private store area. Beyond here is the walled garden which is mainly laid to lawn framed by a pathway and patio. A special highlight is the pretty pagoda and further seating area.

Viewings are strongly recommended to appreciate this tucked away gem.

Key Features

Period Cottage
Beautifully Presented
Walking Distance to Town Centre

3 Bedrooms
Downstairs Cloakroom
Private Walled Garden

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.

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

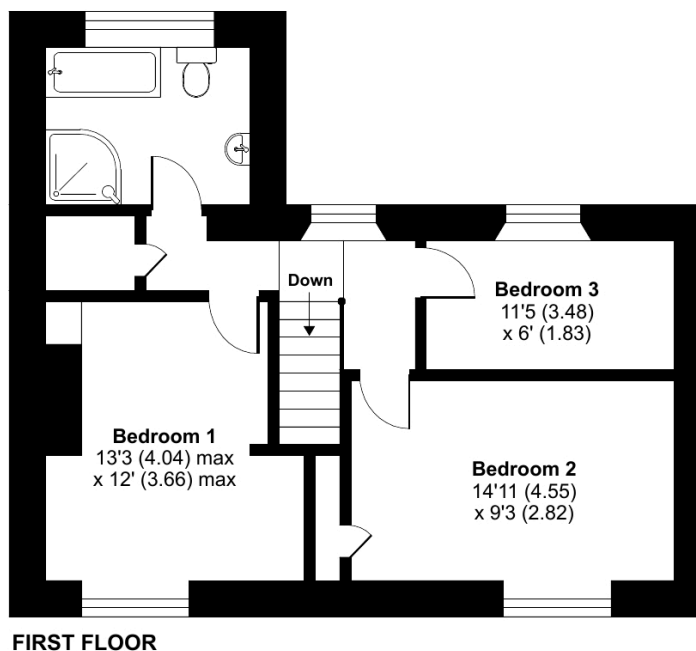
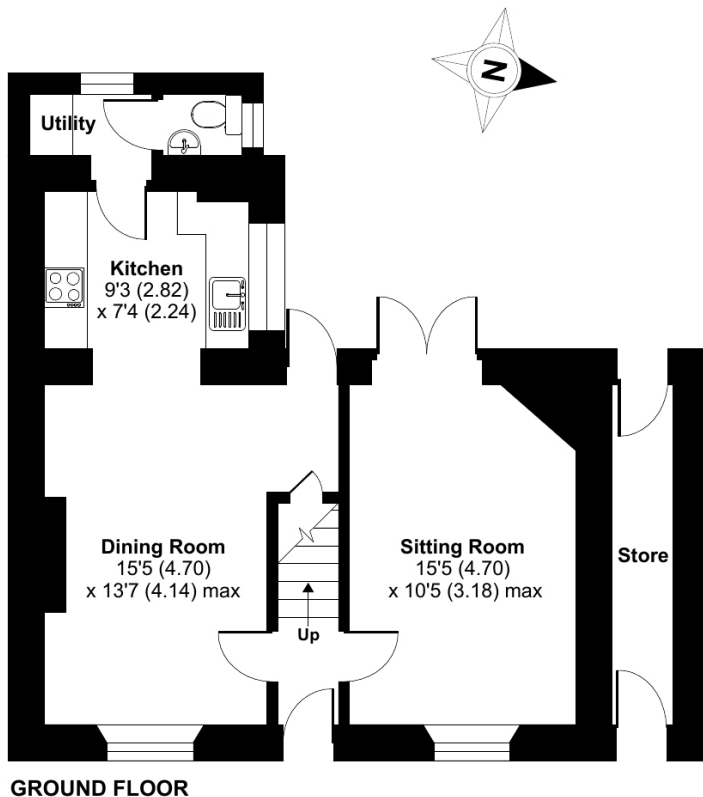
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

COUNCIL TAX BAND: B

Viewings

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



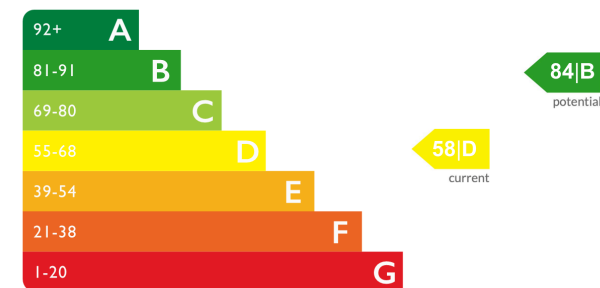


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Approximate Area = 1060 sq ft / 98.5 sq m (excludes store)

For identification only - Not to scale

Energy Efficiency Rating



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RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Christopher's South Hams Ltd. REF: 1018097

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