



Honeysuckle Rise, Ivybridge, PL21 0FT

CHRISTOPHER'S
— SOUTH HAMS —

Christopher's South Hams are thrilled to market this beautifully presented detached home tucked away in this exclusive development of three individual properties.

Built to a high standard, the immaculate accommodation showcases many luxury features including oak flooring in the two reception rooms and hallway extending to the bespoke oak staircase; of particular note is the underfloor heating throughout the entire house.

Downstairs, a central entrance hall divides the dining room/second reception on one side and the sitting room on the other. This double aspect room is flooded with natural light with doors leading to the rear garden.

A truly stunning farmhouse style kitchen/breakfast room boasting a range of integrated NEFF appliances including fridge/freezer, double oven, hob, extractor fan and dishwasher sits to the rear of this superb home. Delighting in views over the lawned garden, the kitchen has double doors inviting you outside where a charming patio and seating area completes this glorious, private space.

Downstairs also offers a utility room and separate cloakroom. On the first floor are four bedrooms (three double and one single) all featuring built-in storage. The fabulous master bedroom enjoys a magnificent ensuite and there is a luxurious family bathroom as well.

Torrhill Gardens is set in a convenient yet semi-rural position on the eastern side of Ivybridge and this home sits in an elevated position taking in a view of Western Beacon.

A large open driveway framed by lawn welcomes you with parking for a number of vehicles in front of the double garage that has light and power connected. Adjacent to the garage and accessed by a pedestrian door, is a covered storage area which lends itself to a variety of uses.

Viewings are highly recommended to absorb this home's fantastic presentation.



Key Features

Detached
Semi-Rural Position
Immaculately Presented
Underfloor Heating Throughout
Downstairs Cloakroom

Utility
Four Bedrooms with built-in Storage
Luxury Ensuite and Family Bathroom
Plentiful Parking & Double Garage
No Onward Chain

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: Mains Gas. Mains Electricity.

Tenure: Freehold.

Mains Water. Private Drainage.

Rain-water Harvesting System providing water for the WCs & Garden.

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: F

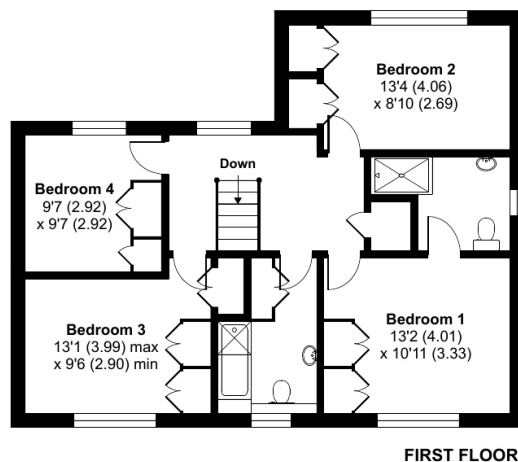
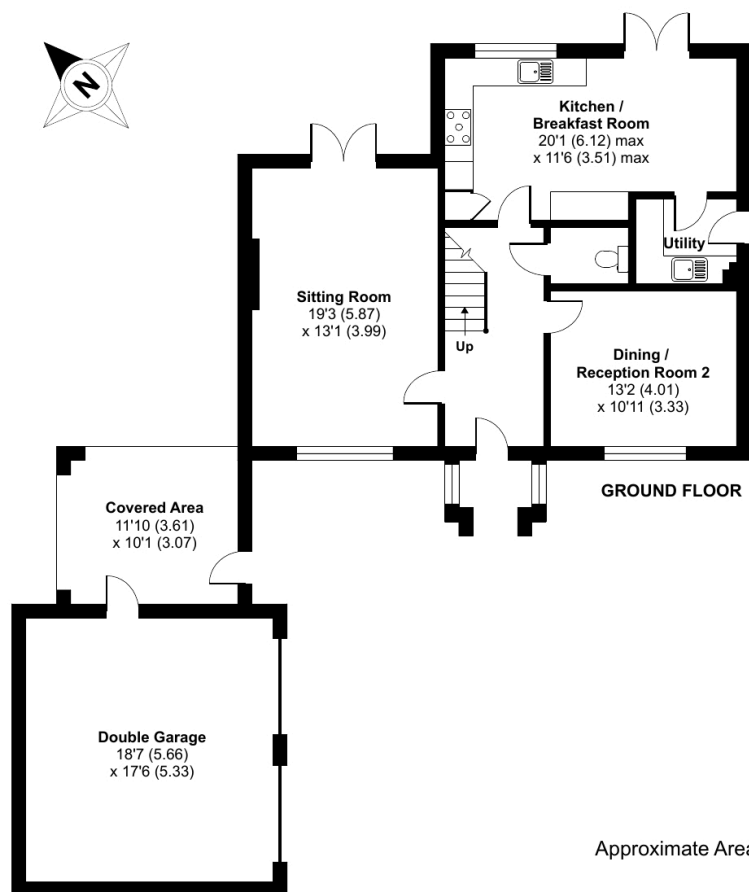
Viewings

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









Torrhill Gardens, Ivybridge, PL21

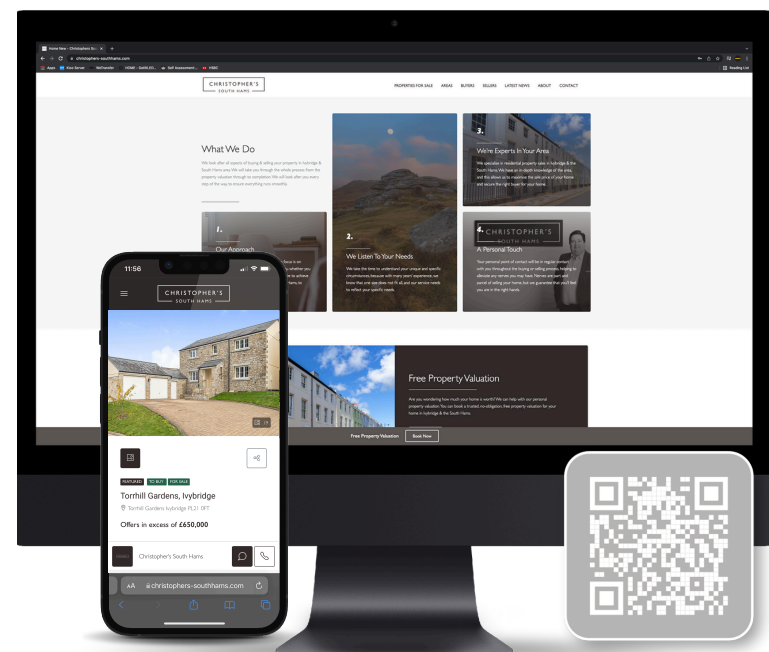
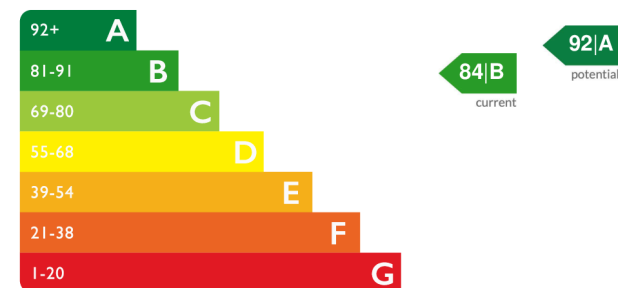
Approximate Area = 1982 sq ft / 184.1 sq m (includes garage & excludes covered area)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Christopher's South Hams Ltd. REF: 1040758

Energy Efficiency Rating



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SOUTH HAMS

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