



Courtyard Cottages, Waye Farm, PL21 9NU

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are delighted to market this superb barn conversion set in the middle of a secluded courtyard as part of the former farmstead. Exceptionally presented throughout and incredibly distinctive, this cottage offers reverse living to take advantage of its very pretty, rural outlook. The immaculate entrance hall invites you to the three bedrooms and luxurious shower room, bringing a boutique quality to this fantastic home. Upstairs, there is a highly impressive open-plan living room with the staircase acting as a clever divider between the sitting room and kitchen. The kitchen offers a generous amount of storage behind its modern shaker-style exterior; solid wood flooring and a hint of peppermint bring a very fresh mood to this room and there is plenty of space for a large dining table to share time with family and friends. Showcasing original beams and flooded with natural light, the sitting room provides a lovely area to retreat to, to relax and be able to take in the charming views through the full height windows. Outside, there is a compact patio to the rear, framed by the boundary wall and housing a timber shed. Please note, that the strip of lawn belongs to the neighbouring farmhouse. The front of the cottage opens out into the south-facing courtyard where the current owners have a bistro dining set to be able to enjoy this delightful aspect. Viewings are highly recommended to appreciate this unique and quirky home.

Key Features

Barn Conversion
Pretty Rural Setting
Open - Plan Living
3 Bedrooms
Luxurious Shower Room
Rear Patio
Parking

Situation & Amenities

Courtyard Cottages sits neatly betwixt the pretty villages of Ermington and Yealmpton which certainly have all that a growing family, or the retired could wish for. The historic village of **Ermington** is home to the attractive church of St Peter & St Paul with its famous crooked spire and its namesake pub, a charming bistro as well as a boutique hotel and restaurant. Ermington's primary school is consistently rated as 'good' and with its focus on community, the village shop, café, park and green have space to regularly host various clubs and groups as well as events laid on by the village committee. **Yealmpton** village also offers a delightful slice of country life and is perfectly positioned with regular bus services to the larger, vibrant Waterfront city of Plymouth approximately 7 miles away. The village offers many amenities including places of worship, a health centre with dispensary, Post Office and general store, shops, café, two thriving pubs, a petrol station, hairdressers, opticians and an excellent farm shop selling local produce. A mobile library and flourishing community association offering many initiatives and groups to encourage its sustainability add to the immense attraction of this village. The primary school makes the most of its outdoor space with its own orchard, vegetable garden and sports pitch, often heading out on trips to study nature and wildlife in the wooded valley of the River Yealm. Both village primary schools fall within the catchment area of the renowned Ivybridge Community College. With the enviable rolling South Hams hills all around, there is easy access to both Dartmoor National Park and the beaches of the South Hams Coastline, in particular the Yealm Estuary at Newton Ferrers & Noss Mayo and there are also plenty of nearby public footpaths for some glorious countryside walks. Nearby towns of Ivybridge and Modbury, as well as the City of Plymouth, offer a further wealth of amenities between them, including GP and Dental Surgeries, a minor injuries unit, two leisure centres with swimming pools, Theatres, Libraries, Rugby, Football, Cricket and Tennis Clubs. If golf is your escape, then there is the 18-hole course at nearby Bigbury set against the backdrop of the beautiful coastline. Access to Exeter and Plymouth are made easy via the A38 and there is also the Penzance-Paddington/London mainline from Ivybridge station.

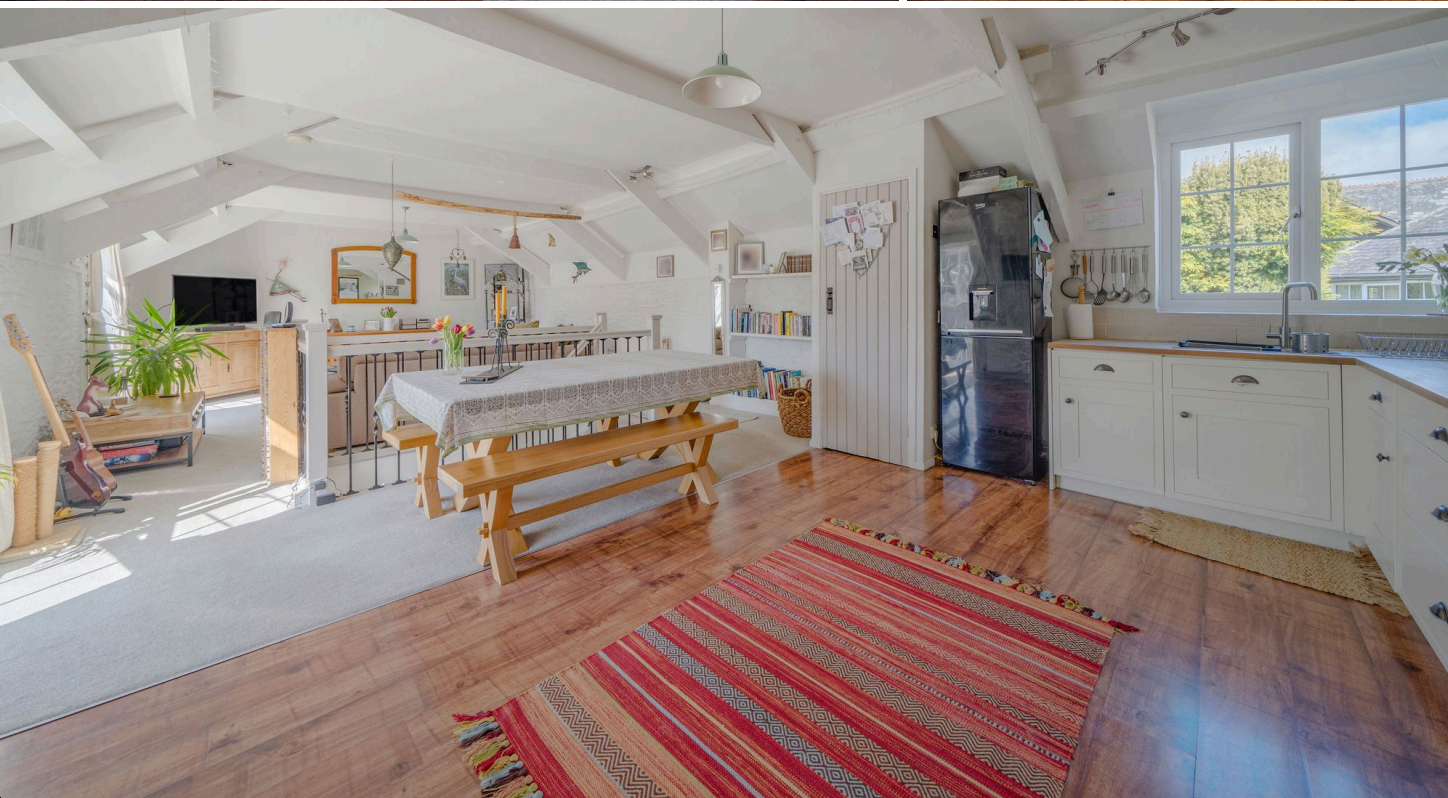
Services: Mains Electricity. Oil Fired Central Heating.
Mains Water. Shared Private Drainage.

Tenure: Leasehold with a
Share of Freehold.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

Local Authority:
South Hams District Council,
Follaton House, Totnes, TQ9 5NE
COUNCIL TAX BAND: C

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

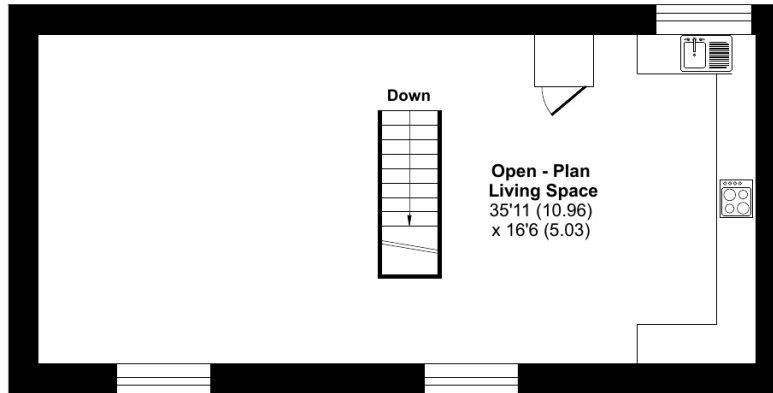




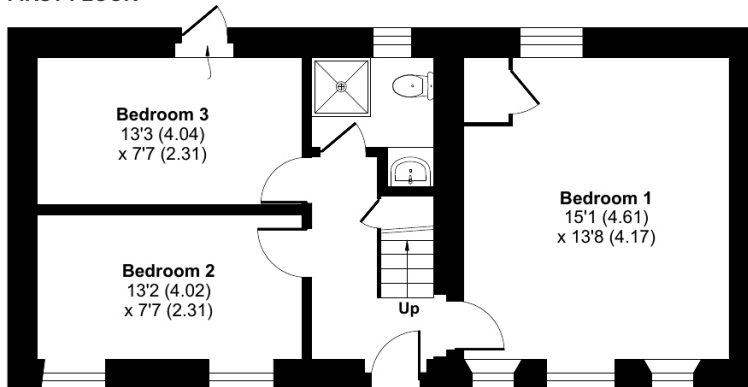
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Approximate Area = 1117 sq ft / 103.8 sq m

For identification only - Not to scale



FIRST FLOOR

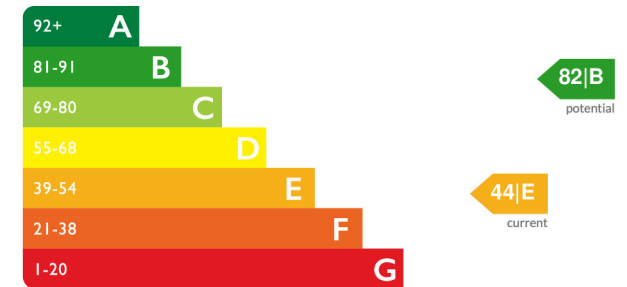


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Christopher's South Hams Ltd. REF: 1269593

Energy Efficiency Rating



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CHRISTOPHER'S
SOUTH HAMS

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6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN
+44 (0)1752 746 550 | OFFICE@CHRISTOPHERS-SOUTHAMS.COM