



Grapevine Cottage, Ivybridge, PL21 9HE

CHRISTOPHER'S  
— SOUTH HAMS —





Christopher's South Hams are thrilled to market this charming period cottage that has been lovingly renovated by the current owner. Just a short stroll to the pretty open spaces of Woodlands Park with its verdant fields, stream and pond, this beautifully presented end-of-terrace home is also within a level walking distance of the town centre.

Grapevine Cottage offers 3 bedrooms, 2 reception rooms, farmhouse style kitchen, utility and a luxurious bathroom with freestanding bath and separate shower. Of particular note, is the log burner within the original fireplace opening of the sitting room, resting on a slate hearth and nestled underneath an oak mantelpiece. Upstairs there are the original ornamental fireplaces taking centre stage in each bedroom.

The well-appointed and cosy farmhouse style kitchen overlooks the rear south facing cottage garden with access from both the utility room and a side pathway from the front of the property.

Sitting under a covered veranda, you are perfectly positioned to delight in the views of the established and landscaped borders; a wonderful space to share time with family and friends.

Beyond the flagstone patio and neat gravelled path is a purpose-built garden studio which the current owner uses as a home office and storage. With light, power and internet connected this superb room lends itself to a variety of uses including a gym, teenagers' den or even a home bar!

With all the features of a period property this fabulous cottage remains unlisted and viewings are highly recommended.

## Key Features

Unlisted Period Cottage  
Immaculately Presented  
3 Bedrooms  
Luxurious Bathroom  
Utility

Separate Cloakroom  
South Facing Garden  
Multi-Functional Garden Studio  
On Street Parking Available  
Level Walk to Town

## 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.

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:** B

## Viewings:

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









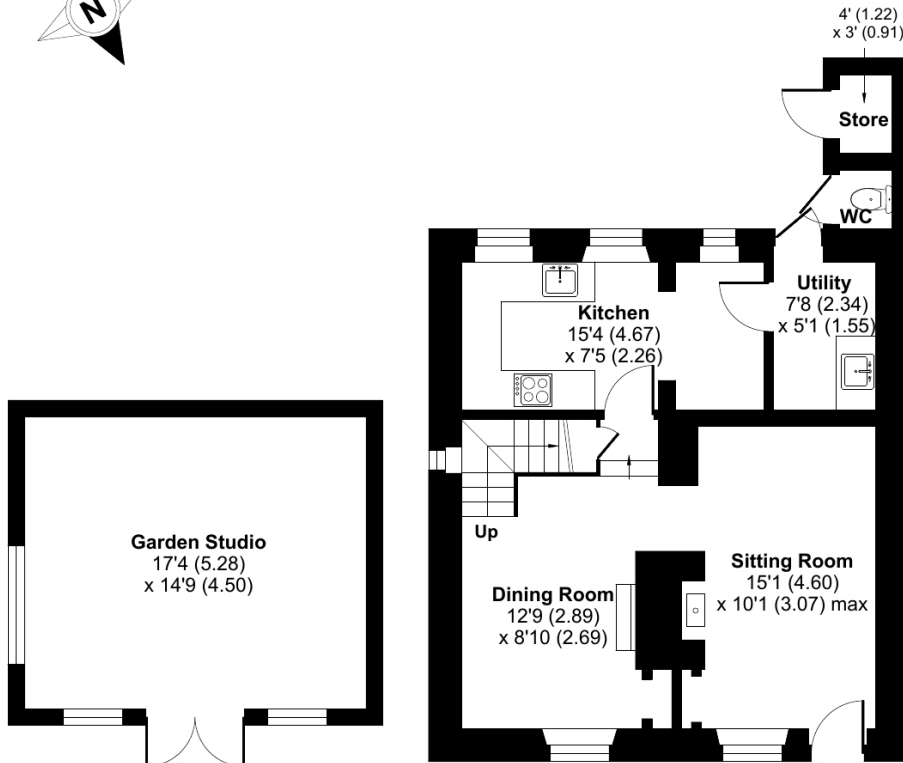
## Grapevine Cottage, Woodland Road, Ivybridge, PL21

Approximate Area = 994 sq ft / 92.3 sq m

Outbuildings = 276 sq ft / 25.6 sq m

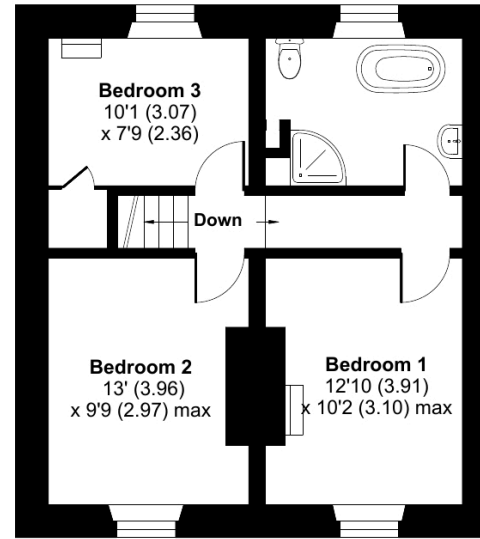
Total = 1270 sq ft / 117.9 sq m

For identification only - Not to scale



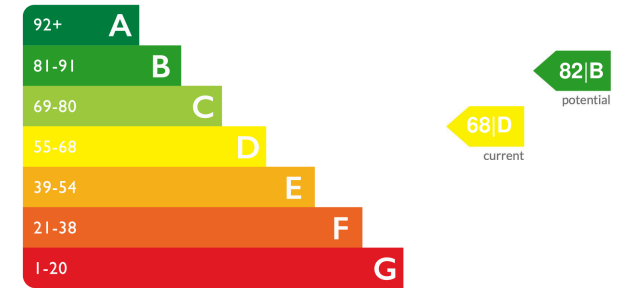
**OUTBUILDING**  
(NOT SHOWN IN ACTUAL POSITION)

**GROUND FLOOR**

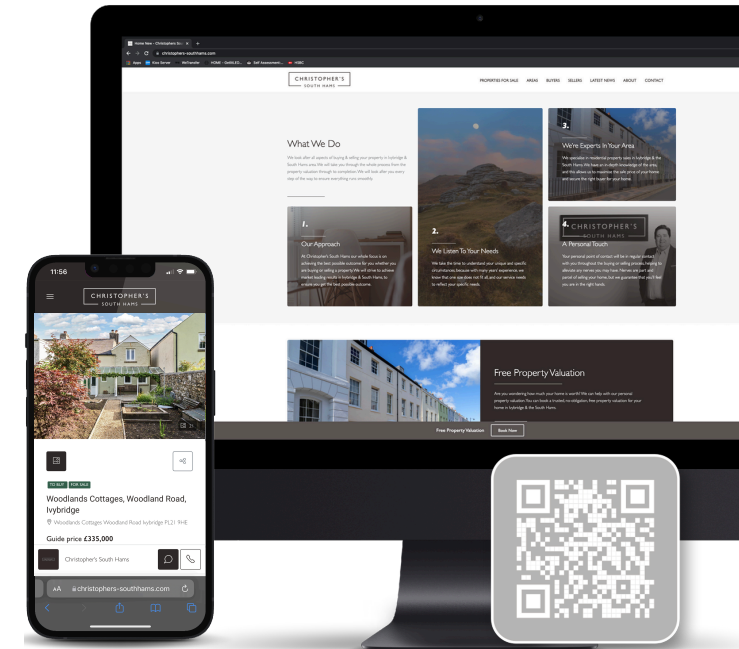


**FIRST FLOOR**

## Energy Efficiency Rating



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Christopher's South Hams Ltd. REF: 1068549



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**CHRISTOPHER'S**  
SOUTH HAMS

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