



Cole Lane, Ivybridge, PL21 0PN

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are delighted to present this super detached, family home in this popular location on the western side of Ivybridge.

Showcasing light and spacious accommodation throughout, this superb home offers everything in one neat package. A practical entrance porch with space for shoe storage welcomes you inside, with a linear hallway inviting you to all principal rooms. The fantastic, dual-aspect sitting room is flooded with natural light from its south-facing picture bay window to the double doors leading to the rear garden. The large kitchen/diner sits at the back of the house and delights in engaging views over the remarkable garden. Downstairs also offers a cloakroom and well-appointed utility room.

Upstairs there are 4 bedrooms with the master boasting built-in wardrobes and a modern ensuite. Additional storage on the landing and a family shower-room completes the upstairs accommodation.

Outside, a neat lawn with attractive, established shrubbery, flanks the private driveway where there is parking for a number of vehicles. This in turn leads to the detached double garage which has had part of it adapted to create a workshop/office but this could easily be reverted.

A side gate between the house and garage invites you to the rear garden. A generous patio and seating area overlooks the large lawn, framed by mature plants and trees bringing a splash of colour; an extraordinarily pretty space to share with family and friends. A fantastic home and viewings are highly recommended.

Key Features

- Detached
- Downstairs Cloakroom
- Utility
- Large Garden
- Parking
- 4 Bedrooms
- Ensuite and Shower Room
- Double Garage with Light & Power
- Close to Train Station
- 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: 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: D

Viewings:

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





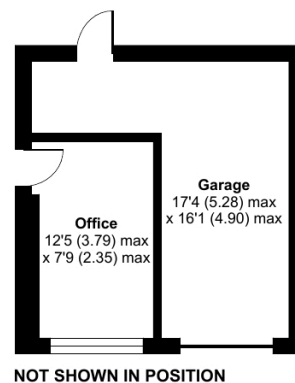
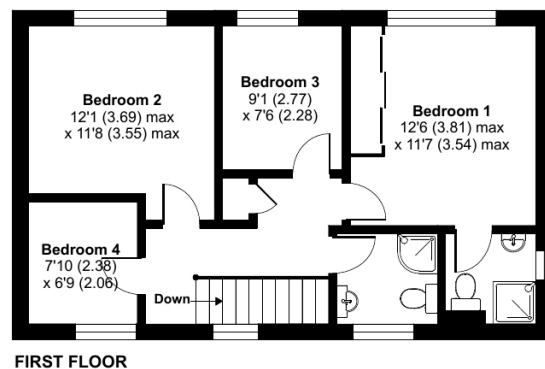
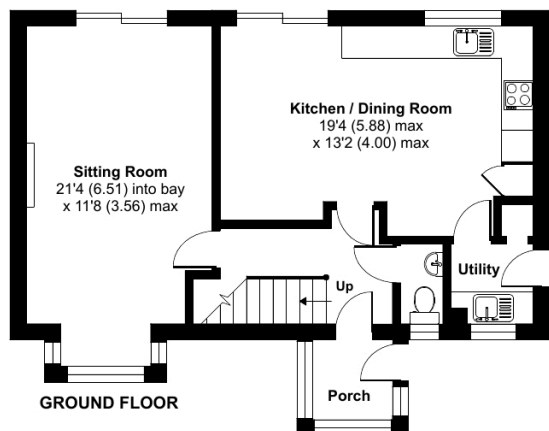
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Approximate Area = 1233 sq ft / 114.5 sq m

Garage = 274 sq ft / 25.4 sq m

Total = 1507 sq ft / 140 sq m

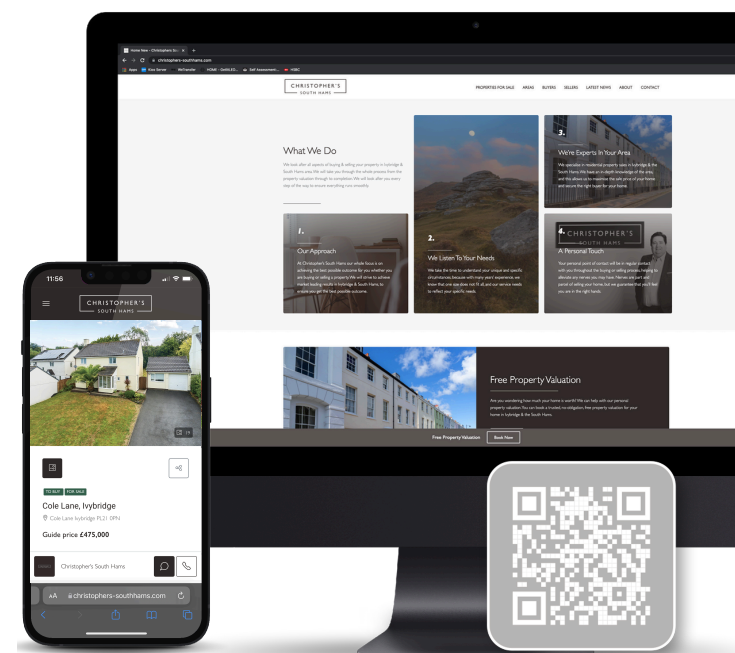
For identification only - Not to scale



Energy Efficiency Rating



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: 1333966



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