



Western Cottages, Lee Mill Bridge, PL21 9DY

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are delighted to market this deceptively spacious period cottage, immaculately presented and boasting a wealth of flexible accommodation. Downstairs offers an incredible choice of 5 reception rooms, some of which have been used as bedrooms in the past, but the current owners now combine a use of reception rooms, a large family room and even a home-gym. The quirky shaped kitchen truly sits at the heart of this home and along with two of the reception rooms, has doors inviting you to the courtyard patio and lawned garden beyond. Downstairs also offers a well-appointed shower room which could appeal to those supporting dependent relatives. On the first floor is the impressive master-suite with built in wardrobes and a large ensuite bathroom. There is a separate first floor above one of the reception rooms that invites you to two further double bedrooms and a cloakroom, again illustrating how exceptionally adaptable this home is. From growing teenagers looking for a slice of independence, to guest suites, dependent relatives or even simply working from home, this cottage is highly exciting and versatile enough to meet a variety of interests. You are even spoiled with additional storage within 2 separate loft spaces that are boarded and have light. Outside, the attached garage with electric doors leads to a rear workshop which also offers a storage space above. There is a pedestrian door into the rear courtyard and garden. With a splendid southerly aspect, the courtyard patio is a fantastic social hub accessed from many parts of the cottage. Steps lead to a level lawn fully enclosed by high fencing and traditional stone wall with punctuations of maturing trees. Stepping stones dotted to the side of the lawn invite you to another raised seating area; a very sheltered position and could be an ideal playing spot for children and dogs. With an abundance of character including exposed beams, stonework and feature log burner, this cottage is a true delight and viewings are highly recommended.

Key Features

End Terrace Period Cottage (Not Listed)
Highly Versatile Accommodation
4/5 Reception Rooms
3/4 Double Bedrooms
3 Bathrooms
Garage/Workshop (with Light & Power)
Garden

Situation & Amenities

Lee Mill Bridge is a small rural village in South Devon nestled on the southern edge of Dartmoor, close to the A38. There is the popular Westward Inn pub/restaurant within walking distance and a large Tesco Extra is also close by. Less than 2 miles away is the nearest town of Ivybridge 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. 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: D

Viewings:

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



Lee Mill Bridge, Ivybridge, PL21

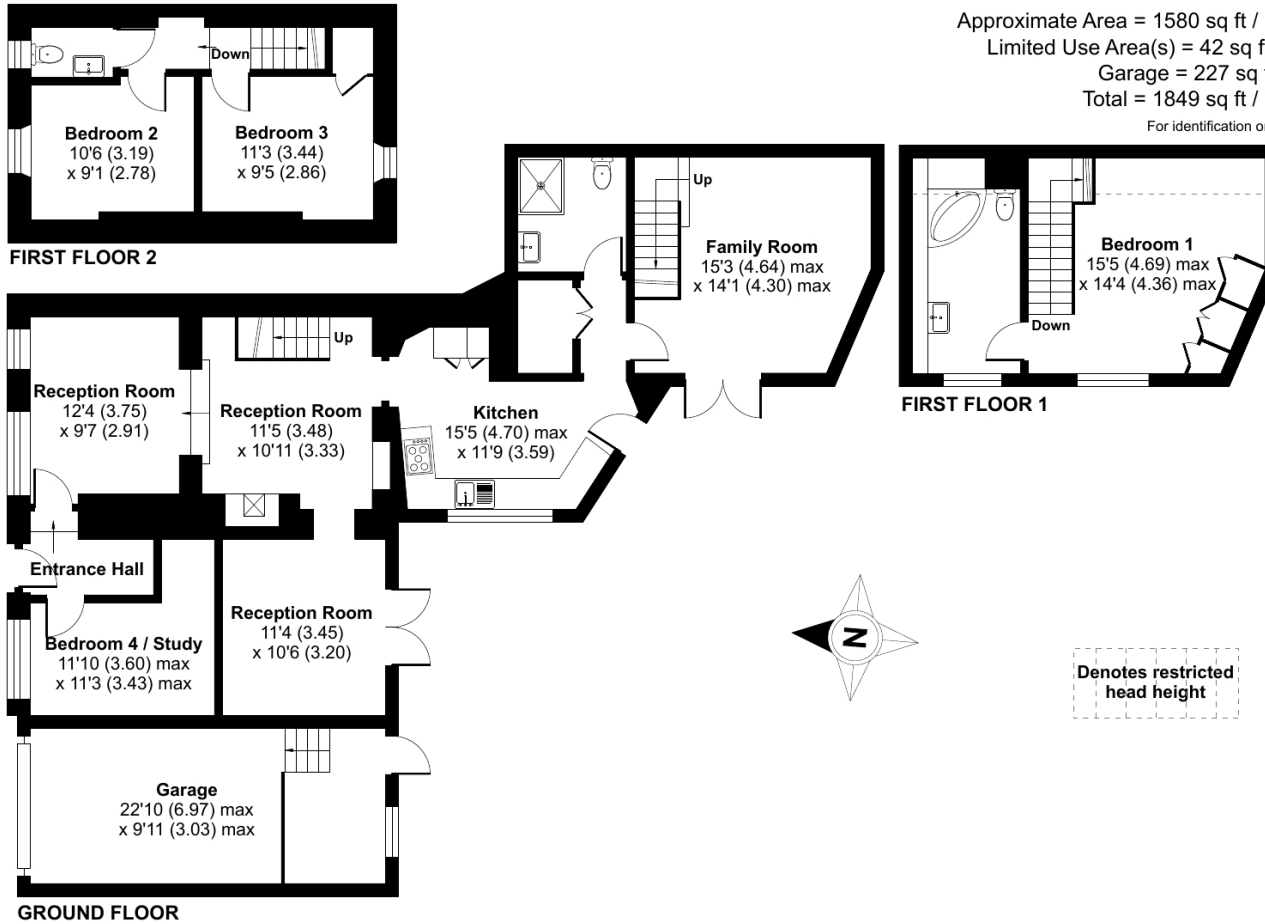
Approximate Area = 1580 sq ft / 146.7 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Garage = 227 sq ft / 21 sq m

Total = 1849 sq ft / 171.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Christopher's South Hams Ltd. REF: 1345286

Energy Efficiency Rating



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