



**Luscombe Maye** Estate Agents



**11 Abbots Park**  
**Cornwood, Ivybridge, PL21 9PP**  
**Guide Price £425,000 - £450,000**

**Detached 4 bedroom bungalow | Stunning Southerly rural views | Garage and driveway | Front and rear gardens | Village with amenities and strong sense of community | Edge of Dartmoor National Park | 10 Minute drive to A38 for commuting | Solar panels produce electricity and income | EPC tbc**

- Detached extended bungalow
- 4 Bedrooms and 2 bathrooms
- Village with amenities and strong sense of community
- Far reaching countryside views (Southerly aspect)
- Solar panels generate and sell



# Full Description

## SITUATION

Cornwood is a typical Devon village, situated on the Southern edge of Dartmoor National Park, with a village shop and tea-room, visiting Post Office, primary school, the Cornwood Inn (community owned), church and a variety of clubs and societies for those who wish to join. There are walks out to the open moor, which provides wonderful views over the South Hams. Lee Mill, just under 10 minutes by car, gives access to the A38 South Devon Expressway and a 24-hour Tesco Extra.

The town of Ivybridge is about 10 minutes by car and has a good range of shopping facilities, bank, leisure centre, golf club, railway station and a large, well respected Community College. The city of Plymouth is within a 30 minute drive, itself an historic and vibrant waterside City, well provided with colleges, grammar and public schools, modern university, the Peninsula Medical School, Theatre Royal and cinemas, large department stores, cafés, bistros and restaurants. The leisure facilities are outstanding with superb water-sports in and around Plymouth Sound. Beaches at Mothecombe & Wembury are around a 30 minute drive.

## DESCRIPTION

This detached bungalow was recently extended to create a property with 4 bedrooms, (two doubles and two singles), and two bathrooms. Benefiting from a South facing aspect, the property boasts stunning far reaching Southerly views over the village to the countryside beyond from the lounge/diner and three of the bedrooms. An L-shaped lounge/diner with opening to a good sized kitchen, is at the very centre of the home and could easily be reconfigured to create a kitchen/diner if desired by the new owner. The property also boasts a utility room, generous single garage, driveway, double glazing, front and rear gardens, oil fired central heating and photovoltaic panels, which generate electricity and an income from a National Grid feed-in tariff.

## ACCOMMODATION

Steps lead up to the front door which opens into the entrance hall with doors leading to the kitchen, lounge/diner, 3 of the bedrooms, family bathroom and airing cupboard. The 'L'-shaped lounge/diner has stunning far reaching Southerly views across the village to the countryside beyond from the large picture window. An open fireplace with polished granite hearth provides a focal point to the room in the seating area. To the rear of the lounge/diner is a window overlooking the rear garden, a space for table and chairs, a door to the extension and an open archway to the kitchen.

Overlooking the rear garden with direct access via an external door, the modern fitted kitchen has a range of floor and wall mounted units with laminate wood effect work top over. Integrated appliances include an AEG double fan assisted oven/grill, AEG ceramic hob with extractor fan over and 1 1/2 bowl composite sink and drainer. Space and plumbing for a dishwasher. A useful built-in pantry for storing provisions and a further small built-in cupboard for storing items such as an ironing board. A door leads back to the hall. The family bathroom boasts a white suite comprising bath with shower over, basin mounted on vanity units, WC, towel rail and obscured glazed window to rear. An airing cupboard with pressurised hot water system is also accessed from the hallway.

The two double bedrooms are situated at the end of the hallway, one to the front enjoying the South facing views and one to the rear overlooking the garden. The front bedroom wardrobes are available by separate negotiation. A single bedroom overlooks the front and also benefits from the views. From the lounge/diner a door opens into the utility room with a laminate worktop, with space and plumbing for washing machine and drier under. Electrically operated window to side. A door to the left opens to a generous wet room with a range of fitted white high gloss cupboards, walk-in shower, towel rail, WC, basin and obscured glass window to rear. A door to the right of the utility area opens to a single bedroom with Southerly views across the village and countryside.

## GARAGE AND DRIVEWAY

The garage has a metal up-and-over door, power, light, oil fired central heating boiler, work bench and window to side. To the front of the garage is parking area for two vehicles.

## GARDENS

The terraced front garden enjoys a Southerly aspect, side access to the rear and is laid mostly to lawn with some flower borders.

Beside the garage, there is also side access to the rear garden via a gate, path and flight of steps, adjacent to which is the oil tank and a useful wooden shed.

Behind the rear of the house is a patio area with steps up into the garden, which enjoys an open and sunny aspect. A seating area in the corner is the perfect spot to enjoy the far-reaching countryside views. Mostly laid to lawn, there are a few shrubs, flower border, greenhouse, (with electricity supplied), and shed.

## TENURE

Freehold.

## COUNCIL TAX AND LOCAL AUTHORITY

Band D. South Hams District Council.

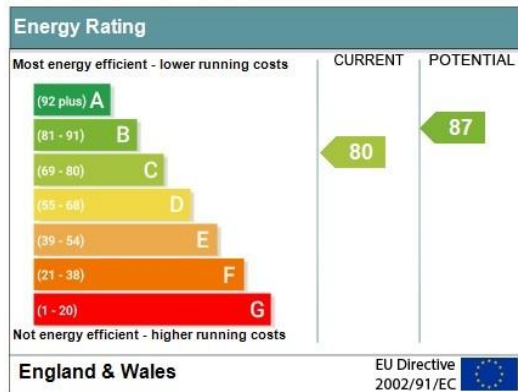
## SERVICES

Mains electricity, water and drainage. Oil fired central heating. Photovoltaic panels with feed-in tariff to the National Grid. To obtain either Broadband speeds or Mobile coverage at this address, please use the following Ofcom website link; <https://checker.ofcom.org.uk/>

## VIEWING ARRANGEMENTS

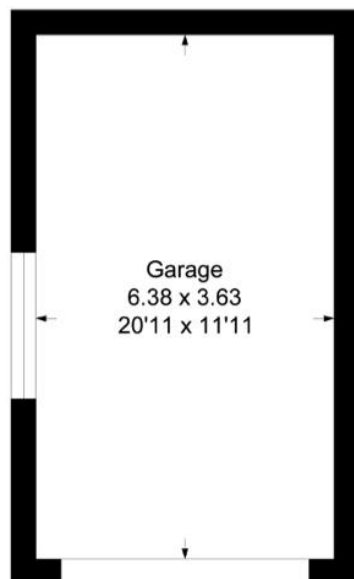
Strictly by appointment with Luscombe Maye. Tel: 01752 880044. E: [Yealmpton@luscombemaye.com](mailto:Yealmpton@luscombemaye.com)

Address: 11 Abbots Park, Cornwood, IVYBRIDGE, PL21 9PP  
RRN: 9370-2076-6190-2499-0175

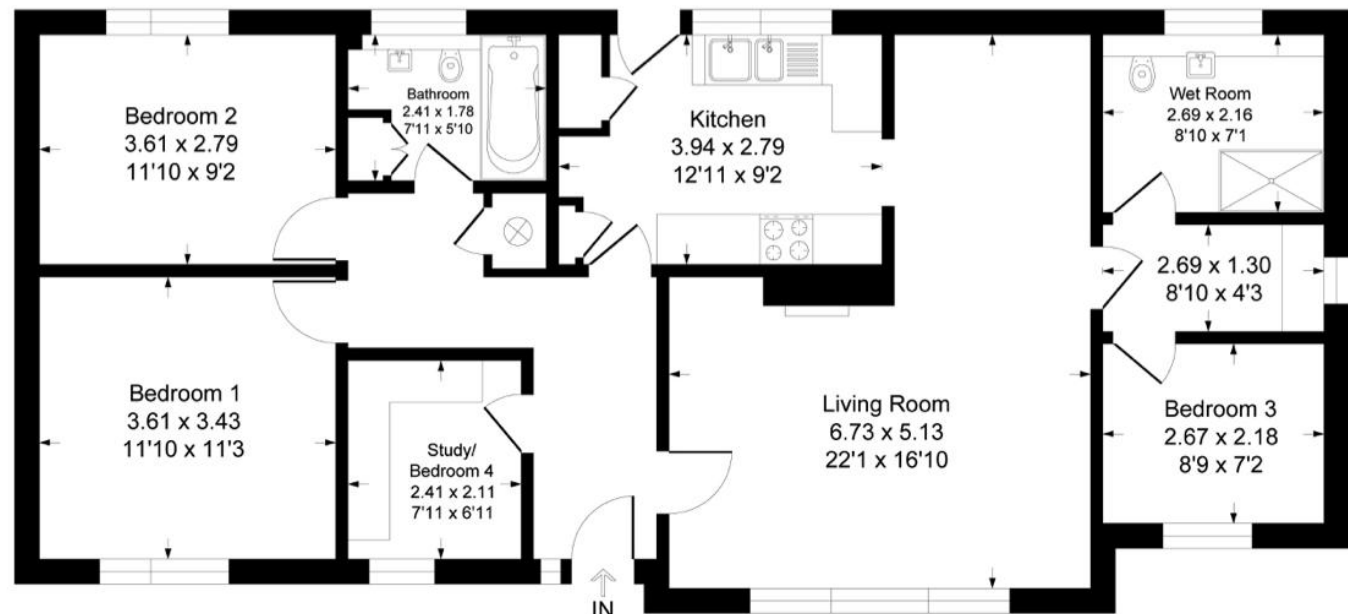


## 11 Abbots Park, Cornwood, Ivybridge, PL21 9PP

Approximate Gross Internal Floor Area = 123.4 sq m / 1329 sq ft



Ground Floor



Upper Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Yealmpton

The Old Bakery, Market Street, Yealmpton, Plymouth, Devon, PL8 2EA

T 01752 880044

E [yealmpton@luscombemaye.com](mailto:yealmpton@luscombemaye.com)

W [www.luscombemaye.com](http://www.luscombemaye.com)

**Luscombe Maye**  
Estate Agents