



**Connells**

Tower Lane  
Moorhaven Ivybridge



### Property Description

Welcoming to the market is this captivating property that combines elegance, comfort and modern living. This home offers a range of desirable features, making it a perfect choice for discerning buyers.

Moorhaven Village was created by transforming of a number of hospital buildings, mostly Victorian, to form a village of about one hundred homes set in 65 acres of landscaped grounds. The village is in an elevated position with the unspoiled moorland of the Dartmoor National Park on one side and the rolling South Hams countryside on the other, with views to the sea about seven miles to the south. The village is in open countryside and is within the Dartmoor National Park, yet has easy access to the Devon Expressway (A38), giving easy access to the cities of Plymouth (12 miles) and Exeter (30 miles).

Within the village are communal gardens, a sports field for football and cricket, two tennis courts, a boules pitch, a croquet lawn, and a nursery for under-fives. The Wrangaton Golf club is a short walk from the village, and there is direct access to the moor for walking and riding.

Upon entering, you'll be greeted by a spacious hallway that leads to the kitchen and lounge that sets the tone for the rest of the property. The interior boasts a well-designed layout, featuring generous living spaces that are perfect for both everyday living and entertaining guests.

### Entrance Hall

10' x 13' 1" ( 3.05m x 3.99m )

Double glazed sash window to the front elevation, understairs cupboard housing the boiler, door to kitchen, lounge

### Cloakroom

Wash hand basin, low level WC, radiator, extractor fan

### Study

10' 4" x 4' 7" ( 3.15m x 1.40m )

Double glazed window to the rear, radiator

### Lounge

22' 6" x 13' 2" ( 6.86m x 4.01m )

Three double glazed sash windows to the front elevation, feature fireplace with marble surround, access to the Study room, three radiators



## Kitchen / Diner

8' 5" x 17' 6" ( 2.57m x 5.33m )

Double glazed window to the side elevation, fitted kitchen with wall and base units, space for washing machine, built in fridge freezer, stainless steel sink and drainer, 4 ring gas hob, integrated cooker, grill

## Landing

Door access to bedrooms and bathroom, radiator

## Bedroom One

13' 8" x 9' 8" ( 4.17m x 2.95m )

Double glazed sash window to the front elevation, access to en-suite, radiator

## En-Suite

Double glazed sash window to the rear elevation, wash hand basin and vanity unit, low level WC, shower cubicle, loft access

## Bedroom Two

10' 2" x 13' 9" ( 3.10m x 4.19m )

Double glazed sash window to the side elevation, access to en-suite, radiator

## En-Suite

Double glazed sash window to the rear elevation, shower cubicle, wash hand basin, low level WC, radiator

## Bedroom Three

10' 3" x 12' 8" ( 3.12m x 3.86m )

Two double glazed sash windows to the front elevation, radiator

## Storage / Shed

12' 8" x 6' 8" ( 3.86m x 2.03m )

Spacious storage with access from the garden, power and light

## Bathroom

6' 4" x 10' 2" ( 1.93m x 3.10m )

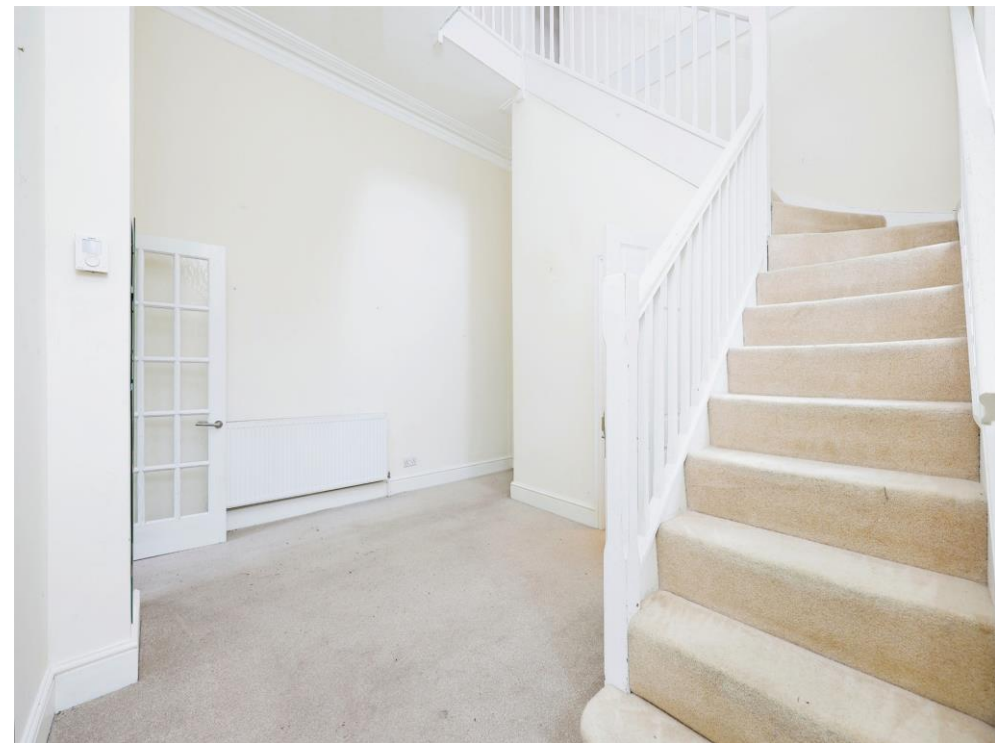
Double glazed window to the front elevation, large bath with shower over, wash hand basin, low level WC, part tiled, radiator

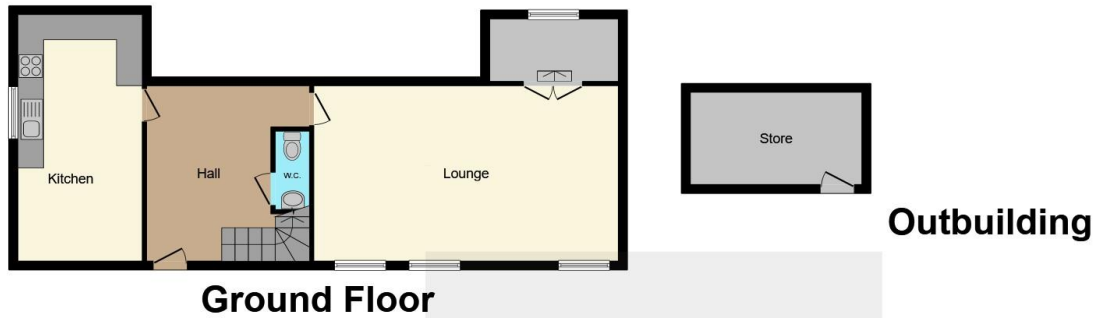
## Garden

A standout feature of this property is its private garden, with a bit of care and attention this space provides a serene outdoor retreat. Whether you want to enjoy a morning coffee on the patio, entertain guests, or let children play freely, this outdoor space offers a peaceful escape from the outside world.

## Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group.





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**EPC Rating: D**

**view this property online [connells.co.uk/Property/PLN306521](http://connells.co.uk/Property/PLN306521)**

Tenure: Freehold



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Property Ref: PLN306521 - 0002