



Connells

Moorview
Lee Mill Bridge Ivybridge

Moorview

Lee Mill Bridge Ivybridge PL21 9EF

for sale offers in excess of
£210,000



Property Description

Welcome to Moorview, a charming and beautifully presented character cottage nestled in the peaceful village of Lee Mill, on the edge of Ivybridge.

This delightful two-bedroom home offers a perfect blend of period charm and modern living, ideal for first-time buyers, downsizers, or those seeking a countryside retreat with easy access to amenities.

Upon entering, you're welcomed into a stylish and cosy living room complete with a feature log burner set in a rustic brick surround - ideal for relaxing evenings.

The heart of the home is the spacious kitchen/dining room, thoughtfully fitted with integrated oven, hob with overhead extractor, and dishwasher. There's ample wall and base unit storage, along with a door that opens directly onto the private garden - perfect for indoor-outdoor living.

A cleverly designed understairs area provides space for a fridge freezer and an additional appliance, while a separate utility room offers further practicality.

Upstairs, you'll find two generously sized double bedrooms, each filled with natural light, and a well-appointed bathroom featuring a bath with shower over, integrated storage, and a stylish vanity with basin.

Outside, the low-maintenance decked courtyard provides a lovely spot for morning coffee or evening relaxation. With its village setting, character features, and proximity to Ivybridge and the A38, this property is a true gem that combines comfort, convenience, and countryside charm.

Lounge

10' 1" max x 14' 9" max (3.07m max x 4.50m max)

Double glazed window to front aspect.

Integrated shelves to side. Log burner with brick surround.

Kitchen/Dining Room

14' 5" max x 8' 6" max (4.39m max x 2.59m max)

Double glazed window to rear. Wall and base mounted units. Integrated oven, hob with overhead extractor. Stainless steel sink with drainage. Integrated dishwasher. Door to garden.

Understair Space

5' 5" max x 3' 5" max (1.65m max x 1.04m max)

Space for fridge freezer, integrated appliance.

Utility Room

6' 6" max x 5' 5" max (1.98m max x 1.65m max)

Double glazed window to rear.

Bedroom 1

14' 8" max x 10' 3" max (4.47m max x 3.12m max)

Double glazed window to front aspect. Access to over stair storage. Wall mounted radiator.

Bedroom 2

8' 6" max x 8' 6" max (2.59m max x 2.59m max)

Double glazed window to rear. Radiator under.

Bathroom

Obscured double glazed window to rear. Integrated space with basin. WC. Bath unit with shower over. Integrated storage.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

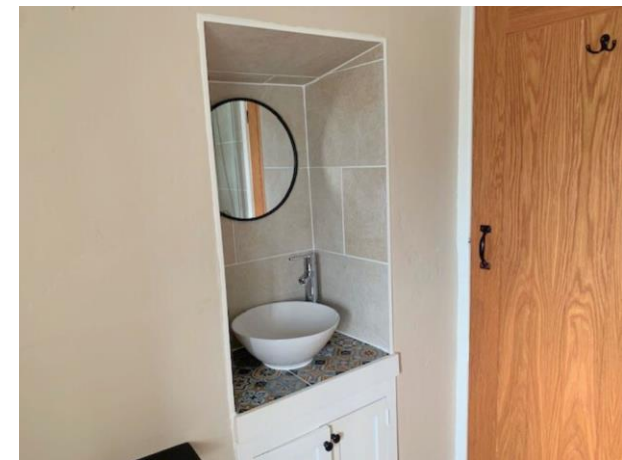
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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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