



**The Old Snug, The Square**  
Ermington, Ivybridge, Devon, PL21 9LP

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS





## Guide Price: £215,000

### DESCRIPTION

This charming cottage is located in the heart of the popular village of Ermington. The unique property is end of terrace, full of character, arranged with 2 bedrooms, generous reception room, kitchen/dining room and bathroom.

### ACCOMMODATION

A timber barn door opens into a generous reception room, which has a fabulous lantern sky light, exposed stonework and timber cladding, and a large store cupboard. This room used to be an outdoor space but has since been made into a garden room/reception room. An internal door leads through to an inner hall, providing stairs to the first floor, and connects with the kitchen/dining room. The stylish kitchen/dining room has two front aspect windows, painted ceiling beams and stone walls, a feature fireplace and tiled flooring. The kitchen has fitted units, electric oven and hob, a breakfast bar and an integrated dishwasher.

Bedroom 1 has a dual aspect with views over the square. Bedroom 2 has a front aspect with views over the square and a built-in cupboard. The contemporary bathroom is arranged with a bath, with shower overhead, wc and basin.

### LOCATION

Ermington Village and Parish is nestled in the heart of the beautiful South Hams in Devon, sandwiched between the nearby towns of Ivybridge and Modbury, and other villages such as Ugborough and Westlake. Famous for its crooked spire, St Peter and St Paul Church is centrally located within the village and is where the local public house derives its name. The First and Last bistro offers locally made food and is known for the good atmosphere it provides. Nearby is the Plantation House Hotel which has an established reputation for the very highest standards of cuisine, making it perfect for special occasions. Ermington also boasts having its own primary school, with an extremely good reputation.

### KEY FEATURES

- Located in the heart of the Ermington
- Unique mid-terrace cottage
- 2 bedrooms
- Well-presented accommodation
- Charming and characterful features
- No onward chain

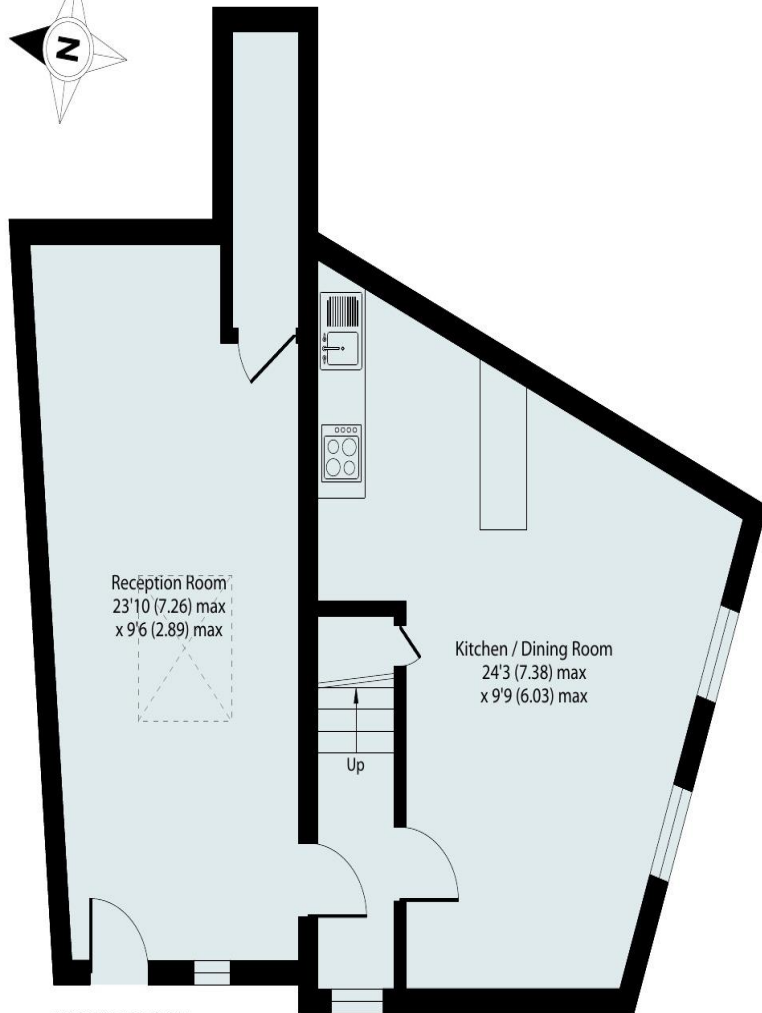
BEDS 2 | BATHS 1 | RECEPT 1 | EPC D | TENURE FREEHOLD

Marchand Petit, 4 Broad Street, Modbury, Devon, PL21 0PS Tel: 01548 831163

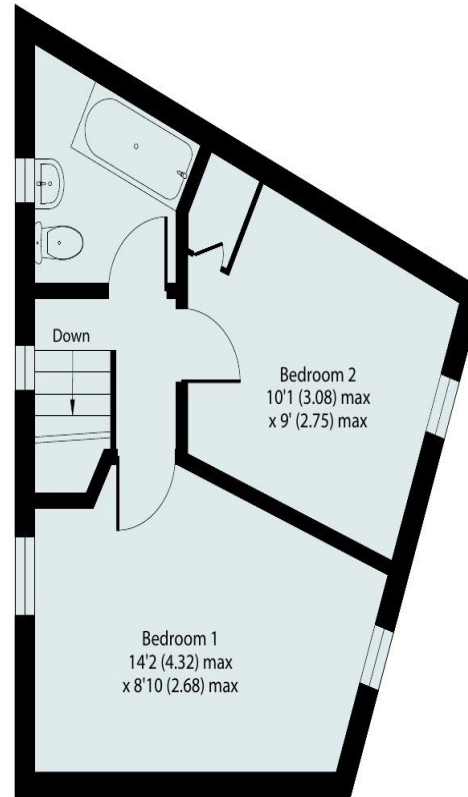
modbury@marchandpetit.co.uk [www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)

Approximate Area = 921 sq ft / 85.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 60                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         | G                       |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

## SERVICES

All mains connected. Gas central heating.

## LOCAL AUTHORITY

South Hams District Council.

## FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## VIEWINGS

Strictly by appointment only through the Modbury branch of Marchand Petit.

## DIRECTIONS

From our Modbury office, take the A379 towards Plymouth; after approximately 2 miles turn right onto the A3121 following signs for Ermington and Ugborough. After approximately half a mile take the first turning left into Ermington village. Continue up Town Hill until you reach The Square, then left up Chapel Street where the entrance to the cottage is immediately on the right attached to the Crooked Spire public house.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential) © nrichem 2025

## IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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