



The Kennels, Ivybridge, PL21 9PD

CHRISTOPHER'S  
SOUTH HAMS

Effortless style and immaculate presentation don't come much more impressive than in this superb, detached family home tucked away in this exclusive cul-de-sac.

An incredibly spacious entrance hall immediately welcomes you inside and acts as a root to the rest of the rooms branching off. Each reception room is doused in natural light from their south-facing aspects overlooking the rear garden. The kitchen is no exception, with light bouncing off the abundant glossy vanilla units and a peninsula breakfast bar maximising the space to share that morning cup of tea.

With double doors opening to the backdrop of the large garden decking, the light and bright dining room becomes a social hub – from whiling away the hours over a family meal or challenging a friend to a game of chess, time spent here will never be dull. The spacious, sitting room is a haven of calm, with double doors bridging the gap to the garden's nature and a feature bay window giving a super double aspect to this space. A log burner brings a cosiness when the autumn leaves fall.

Extensively arranged over two upper floors are 5 double bedrooms and 3 bathrooms. Of special note is the palatial principal suite with its lavish dressing rooms and ensuite. The current owners use one of the connected rooms as an office, but the layout lends itself to a multitude of possibilities including children's nursery, library or even a home gym. In fact, the level of flexibility to this entire home is immense.

On the second floor, two further double bedrooms, one with an ensuite, imagines itself to be a fantastic guest suite or for a growing teenager looking for a slice of independence – the opportunities are endless.

Outside, this tremendous property is approached by an attractive block-paved driveway with ample parking for several vehicles.

A fully enclosed passageway is a brilliant addition that seamlessly bonds the main house to the functional car-port, garage and workshop as well as giving access to the rear garden. Whatever DIY tasks the weekends bring, the weather certainly won't scupper you!

The rear garden is simply stunning.

Fully immersed in its secluded, south facing position, there are areas of large decking, to unwind with countryside views under the shade of a tree, or to walk barefoot through the lawn and play. Enclosed by quality crafted, wooden balustrades and high, established hedging, this is an incredibly private oasis.

Offering itself to a wide audience, from growing families, those working from home or even downsizers still needing space for hobbies and visiting guests, this is an all-round superior home in a highly sought after location and viewings are highly recommended.



## Key Features

Detached Family Home  
Offering over 2,500 sq.ft of Accommodation  
Immaculately Presented  
Desirable Location  
Downstairs Cloakroom  
Utility  
2 Reception Rooms

5 Bedrooms  
3 Bathrooms  
Highly Flexible Accommodation  
South-Facing & Secluded Garden  
Parking & Car-Port  
Garage & Workshop  
Views

## Situation & Amenities

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. The property sits within walking distance of the town centre.

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 Band:** F

## Viewings:

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

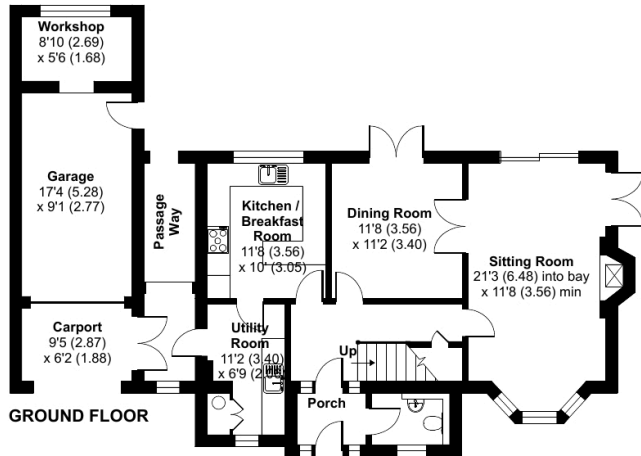
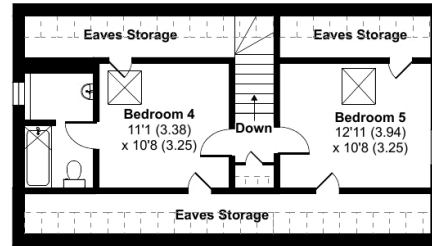
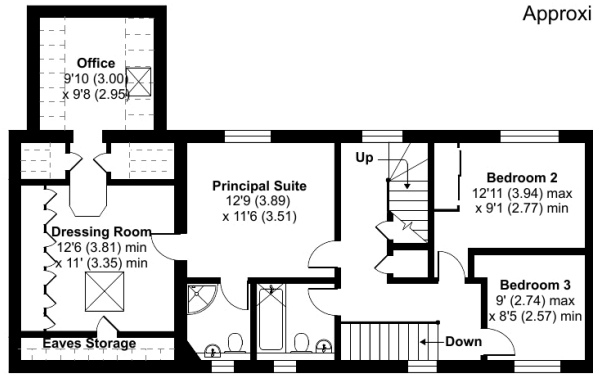






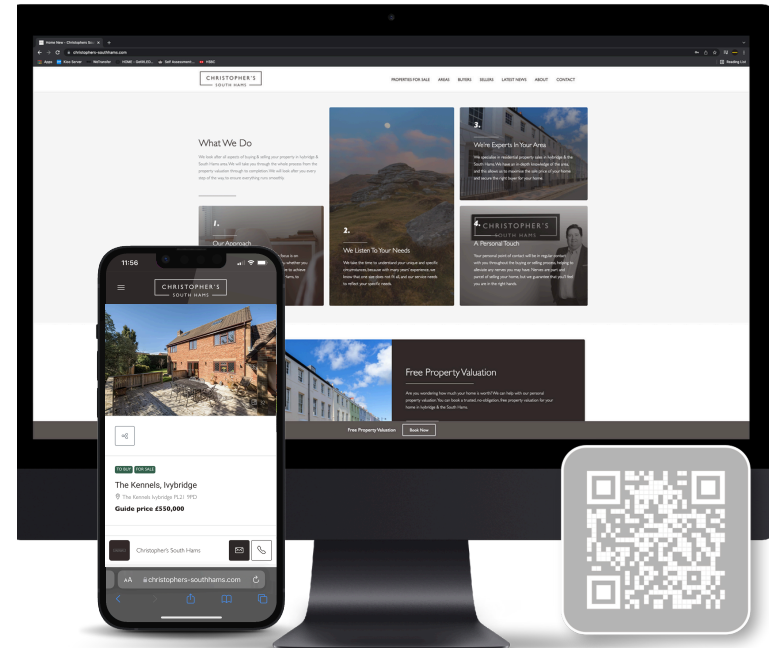
# The Kennels, Ivybridge, PL21

Approximate Area = 2199 sq ft / 204.2 sq m (excludes carport & passage way)  
 Limited Use Area(s) = 218 sq ft / 20.2 sq m  
 Garage = 225 sq ft / 20.9 sq m  
 Total = 2642 sq ft / 245.4 sq m  
 For identification only - Not to scale



Denotes restricted head height

## Energy Efficiency Rating



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SOUTH HAMS

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