



Shortlands Way, Ivybridge, PL21 0GL

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are pleased to market this substantial, detached 4-bedroom, family home which is the absolute epitome of a mature 'new-build' culminating in a truly luxurious and high-spec finish.

The spacious entrance hall welcomes you inside with storage and cloakroom. The current owners have ingeniously repurposed the ground floor office to be a 'boot room' providing a great additional space to unload wet-weather gear, guests' coats and children's pushchairs, keeping the rest of the home utterly pristine. A circuitous, sociable flow follows through the sitting room, rear kitchen/dining room and back to the entrance hall.

The beautifully appointed kitchen/dining room is the true heart to this home. Fitted with a range of integrated appliances with high gloss units and Quartz work-tops and absorbing superb moorland views towards Western Beacon, this is not a bad backdrop for doing the washing-up! Running the full width of the property and with ample space for a large table, this room encourages time for creativity, entertaining and relaxing in equal measure. Double doors seamlessly lead to the landscaped garden, extending the space to spend time with family and friends. Of particular note is the utility room with additional integrated storage and external access.

Upstairs there are four double bedrooms, two of which boast built-in wardrobes. The master benefits from an ensuite shower room and a truly splendid family bathroom completes the first-floor accommodation.

Outside to the front, the property overlooks delightful communal green spaces with sapling trees growing to bring colour and texture. From the private driveway, with space for 2 vehicles, a side pathway and pedestrian gate, betwixt home and detached garage, leads to the rear garden. The garage has light and power connected and further benefits from an external charging point for an electric car.

The rear garden showcases patio, raised composite decking and manicured lawn all enclosed by mature, traditional Devon hedges and a feature granite wall. The hallmark to this incredibly private space is the mood lighting and wealth of external power points inviting inspiration to extend those balmy summer evenings and time spent alfresco. Immaculately presented throughout, the quality of this 'pre-loved' new-build is exceptional and viewings are highly recommended.



Key Features

Remainder of NHBC Warranty

Detached

Immaculately Presented

Downstairs Cloakroom

4 Double Bedrooms including Master with Ensuite

Landscaped Garden

Garage with Car Charging Point

Parking

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: E

Viewings:

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





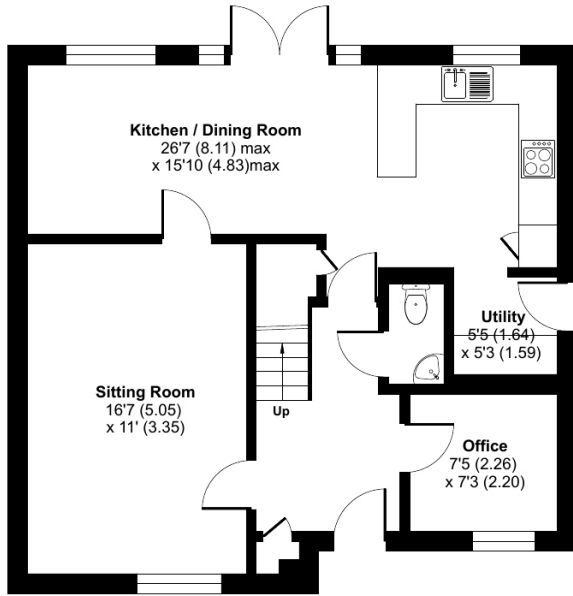
Shortlands Way, Ivybridge, PL21

Approximate Area = 1304 sq ft / 121.1 sq m

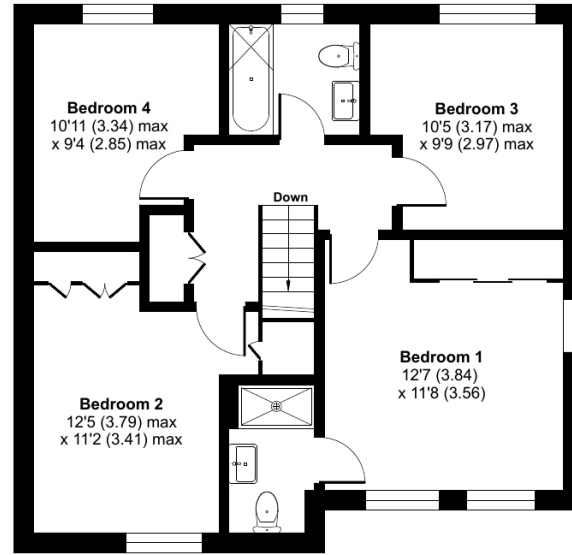
Garage = 169 sq ft / 15.7 sq m

Total = 1473 sq ft / 136.8 sq m

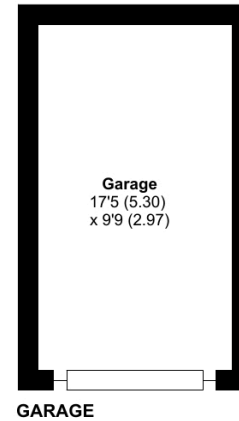
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GROUND FLOOR

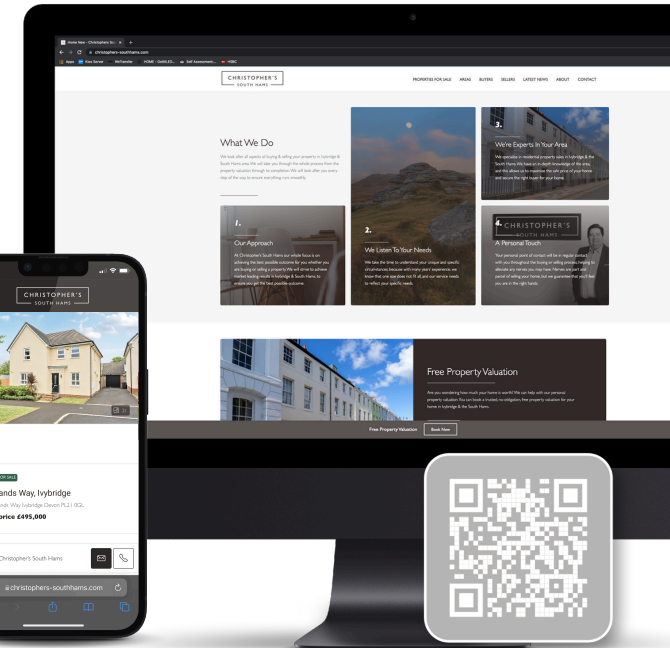
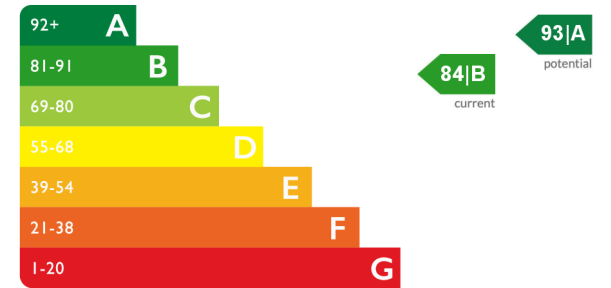


FIRST FLOOR



GARAGE

Energy Efficiency Rating



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