



Fernmead House, Lee Mill Bridge, PL21 9DY

CHRISTOPHER'S  
SOUTH HAMS



Christopher's South Hams are delighted to market this end-terrace, new build home. Individually designed and styled to create a brilliant brand-new home and fully primed to welcome its new owners. A large kitchen/dining room lends itself to entertaining a wealth of family and friends with a peninsula island defining the spaces and offering the perfect spot to chat over a nice glass of something!

Retire to the spacious sitting room after the day's hustle and bustle and take in lovely views over the private, southerly, rear garden. Both reception rooms have sliding doors onto the garden patio, nicely bridging the gap between inside and out as well as easily extending the entertaining space. An ancillary office from the dining room provides the perfect spot to hide away those deadlines or for children to complete their homework in peace.

Downstairs also offers a spacious and well-appointed utility/boot and cloakroom. Upstairs there are 3 double bedrooms and a very generous single. The principal bedroom benefits from an ensuite shower room with a high-quality finish. A bright and modern family bathroom completes the accommodation.

Outside, an open, private pathway at the side of the property gives access to the rear garden which has been landscaped to level lawn and patio and is partially enclosed by fencing and stone walling. This is an attractive space with scope to add some seasonal colour and put your own stamp on it.

This newly created home is beautifully completed and offered with no onward chain. Viewings are highly recommended.



## Key Features

- Individually Designed New-Build - EPC A
- Immaculate Interior/High Quality Finish
- Downstairs Utility/Boot & Cloakroom
- Open-Plan Kitchen/Dining
- 4 Bedrooms & 2 Bathrooms
- South-Facing Garden
- Photovoltaic Panels in Situ
- Excellent Access to A38
- No Onward Chain

## Situation & Amenities

Lee Mill Bridge is a small rural village in South Devon nestled on the southern edge of Dartmoor, close to the A38. There is the popular Westward Inn pub/restaurant within walking distance and a large Tesco Extra is also close by. Less than 2 miles away is the nearest town of Ivybridge 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. 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.

**Tenure:** Freehold.

**Services:** All Mains Services Connected.  
Photovoltaic Panels

**NB** - the property has an agreement for 2 neighbours to leave their bins at the front side of the house.

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.

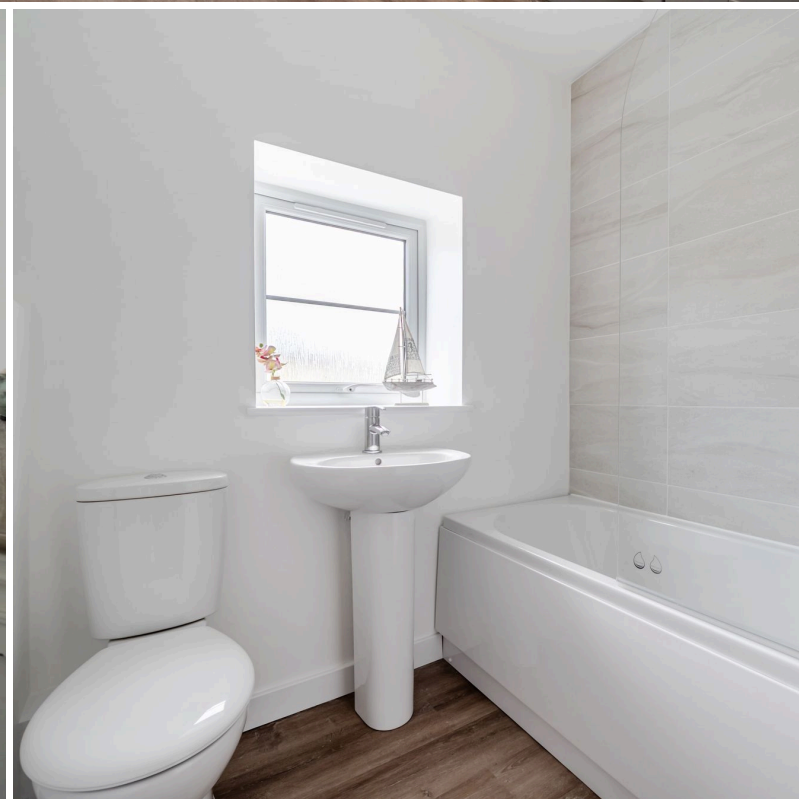
## Local Authority:

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**Council Tax Band:** TBC

## Viewings:

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

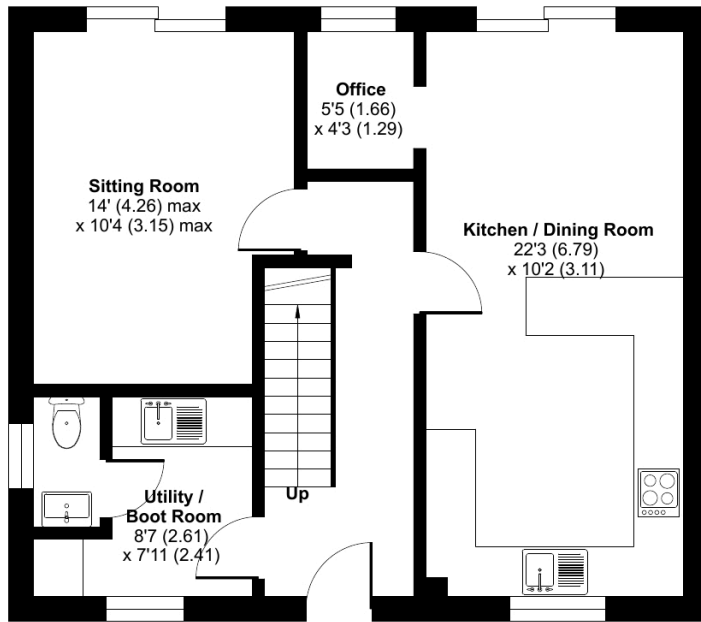




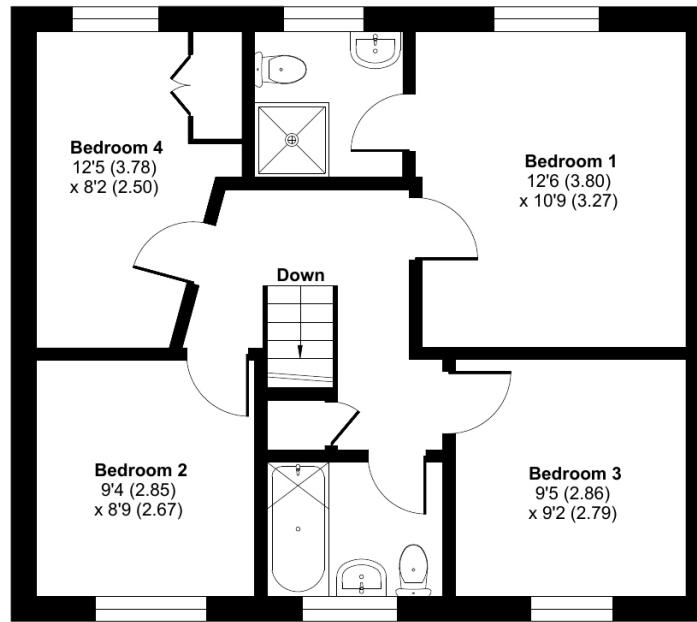
# Western Cottages, Lee Mill Bridge, Ivybridge, PL21

Approximate Area = 1152 sq ft / 107 sq m

For identification only - Not to scale

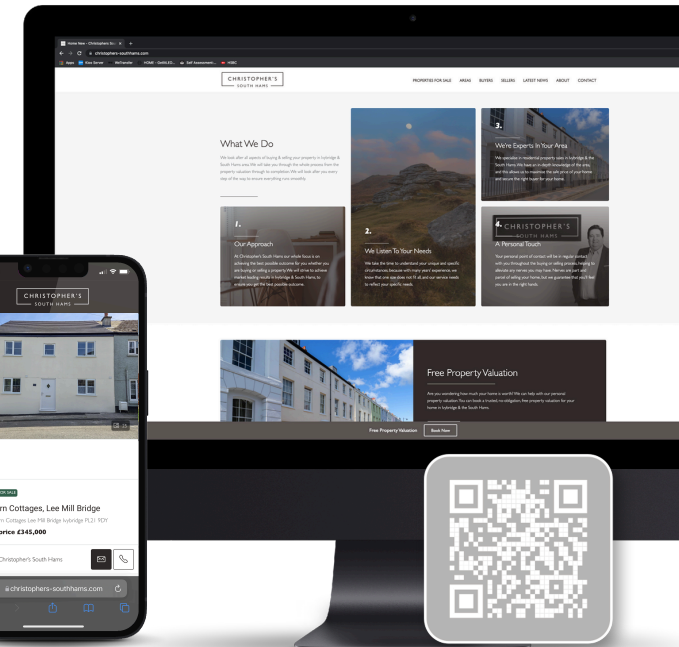
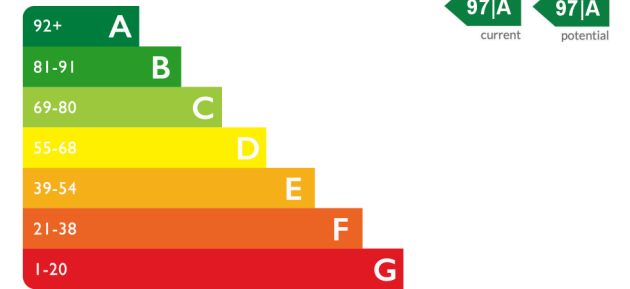


GROUND FLOOR



FIRST FLOOR

## Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at [www.christophers-southhams.com](http://www.christophers-southhams.com)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nitchecom 2026. Produced for Christopher's South Hams Ltd. REF: 1453009



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6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN  
+44 (0)1752 746 550 | [OFFICE@CHRISTOPHERS-SOUTHAMS.COM](mailto:OFFICE@CHRISTOPHERS-SOUTHAMS.COM)