



East Highlands, Blachford Road, Ivybridge, PL21 0AD

CHRISTOPHER'S
— SOUTH HAMS —

Commanding an iconic and imposing position high above Ivybridge, is East Highlands, locally renowned for its magnificent views.

Offering over 5,000 sq ft of accommodation, this very distinguished, attached home comprises a substantial portion of the former Manor and blends formality with an accessible grandeur in a convenient spot.

A double entrance vestibule welcomes you into the foyer's central hub, veering off into an excess of reception rooms and highly versatile living spaces. Immediately to your left is the impressive farmhouse style kitchen showcasing a beautiful array of fitted units, with an aga taking centre stage. Flowing through to the extraordinary, triple aspect dining room with bifold doors onto a balcony, this outstanding room beckons time with family and friends. Affectionately referred to as the 'gin terrace', the balcony suggests a rather grown-up space to retire to with a little 'something' at the end of the day, extending the entertaining space and watching the sunset across the encapsulating gardens. However, when the weather allows, the balcony is equally a perfect spot to thumb through the morning papers and watch the children dart in and out of the surrounding verdant lawns. This home offers a masterclass in flexibility.

A plethora of interconnecting reception rooms, each with independent access, continues throughout the remainder of the ground floor. Characterful reception rooms, snugs and multi-functional inner halls lead to an immaculately appointed 2-bedroom annexe which would perfectly suit the needs of a dependent relative or a growing teenager seeking a large slice of independence - the variety of layout is completely at your behest.

On the first floor there are four double bedrooms. Two grand double bedrooms enjoy luxuriously appointed ensuite shower rooms and there is an additional family bath and shower room with separate cloakroom on this floor. The principal suite further emphasises 'Romantic retreat', by offering a roll-top bath perfectly positioned within the elaborate bay window to drink in the elevated, panoramic views. Bedroom 3 sits within the principal suite making it ideal for a newborn baby, young child or even just an extravagant walk-in wardrobe. Embrace your inner Rapunzel and head to the second floor 'tower's' 5th bedroom or office - a fantastic excuse to escape the hustle and bustle and be calm in the stillness of the tall trees around you and the far-reaching rural views.

Outside, the property is approached by a private driveway, shared with two other properties. This in turn veers off to East Highlands' personal driveway and large turning area with ample parking space. Wrought iron railings and steps lead to the expansive external cellar and workshop, ideal for those aspirational wine collections, a place to potter or for the children to create dens and memories. Sweeping lawns, colourful hydrangeas, established shrubbery, mature trees and a small copse fully hug this home further inviting imaginative play and adventure for small children as well as a private sanctuary to potter in and enjoy, once again reminding us of its true versatility as a home for everyone. Two stores and a double garage with light and power complete this incredible homestead and Christopher's South Hams cannot wait to show it.



Key Features

- 5 Bedroom Period Home with 2 Bedroom Annexe (comprising a substantial portion of the former Manor)
- Private Position
- Stunning Interior Throughout with Period Features
- Impressive Kitchen/Dining Room with Balcony
- Immaculately Appointed Bath/Shower Rooms
- Cellar/Workshop with light & power
- Outbuildings
- Double Garage with light & power
- Extensive Gardens & 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, nearby recreation field, and both primary and secondary schooling.

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 - Main House

Council Tax Band: A - Annexe

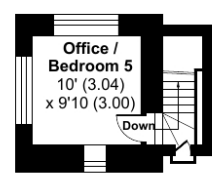
Viewings:

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

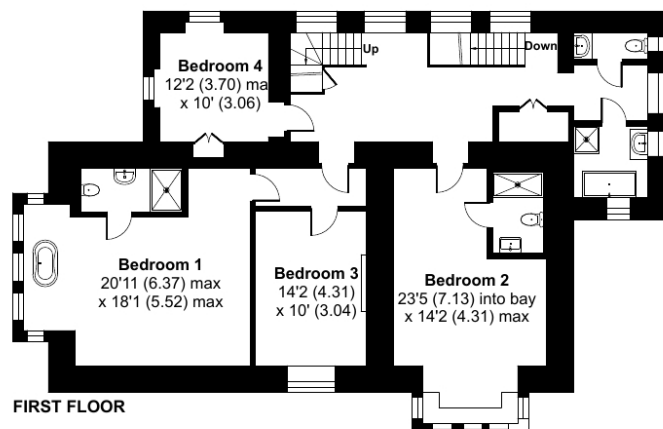




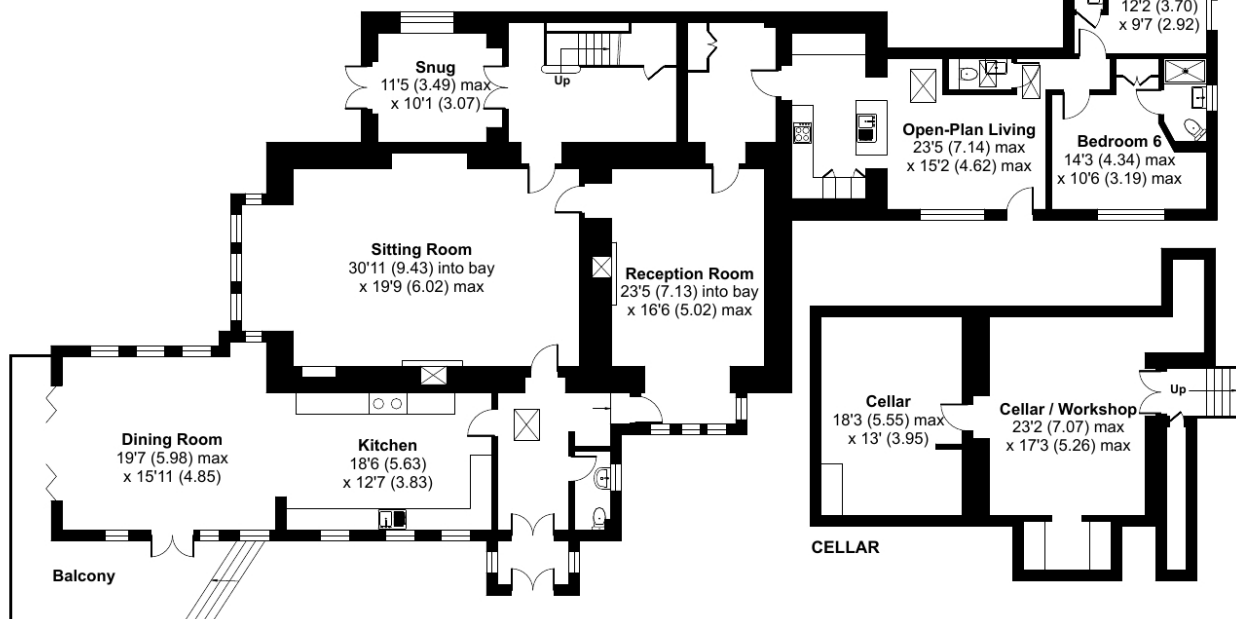




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Blachford Road, Ivybridge, PL21

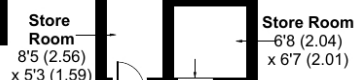
Approximate Area = 5121 sq ft / 475.7 sq m

Garage = 271 sq ft / 25.1 sq m

Outbuilding = 112 sq ft / 10.4 sq m

Total = 5504 sq ft / 511.2 sq m

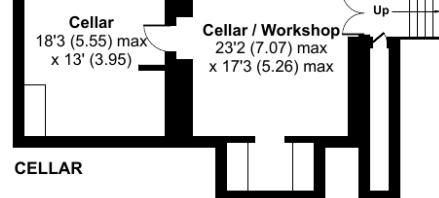
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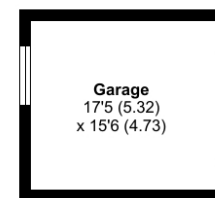
OUTBUILDING



ANNEXE

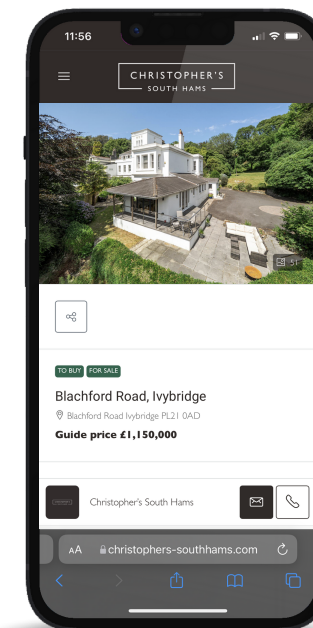
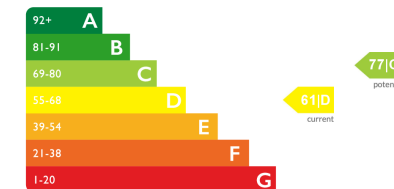


CELLAR



GARAGE
not shown in position

Energy Efficiency Rating



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Christopher's South Hams Ltd. REF: 1488419

CHRISTOPHER'S
SOUTH HAMS

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