



Ladywell Farm, Ugborough, PL21 0PG

CHRISTOPHER'S  
SOUTH HAMS

Coming to market for the first time in 60 years, Christopher's are thrilled to present this much cherished family farmhouse.

Situated unassumingly off a quiet, single track, country lane, Ladywell Farm sits in the middle of its generous plot, surrounded by lovely, established gardens.

A very grand entrance hall with attractive parquet flooring, invites you inside with the solid wood staircase taking centre-stage. Underneath the stairs is a fantastic amount of functional storage space, but in its heyday sparked the imagination of children and became a magical den encouraging hours of play!

The super farmhouse kitchen, with its traditional oil-fired Rayburn has sufficient space for a table but the choice of 3 adjacent reception rooms extends the opportunities for both entertaining and relaxing in equal measure. The kitchen flows through to a sizeable utility/boot room which boasts two large walk-in pantries primed for a variety of uses.

A well-appointed downstairs cloakroom off the rear lobby completes the downstairs accommodation.

Stairs to the first-floor showcase an impressive galleried landing leading to 4 double bedrooms. Three of the bedrooms benefit from built-in wardrobes and there is airing cupboard storage on the landing as well.

The incredibly lavish family bathroom, currently offering roll-top bath and separate walk-in shower is large enough to have the potential to be split to create an ensuite to the adjacent bedroom (strc).

Well-proportioned rooms with great ceiling heights, picture rails and ornamental fireplaces in most rooms skilfully blend the period charm with a modern feel.

Formerly part of a larger farmstead, the now private gardens wrap around the farmhouse bringing views to each room. With lawns and wooded areas, there is much to explore for the experienced gardener or for inquisitive youngsters looking for an adventure. Further bonuses are a double car-port and workshop.

This is a very special property that still has plenty of scope to put your own stamp on it, to be the next custodian of a much-loved house and for a new generation to call it 'home'. Ladywell Farm is offered with no onward chain and viewings are highly recommended.



## Key Features

4 Bed Farmhouse (Not Listed)

Generous Plot (0.53ac)

3 Receptions

Farmhouse Kitchen with 2 Pantries

Downstairs Cloakroom

Large Garden

Double Car Port & Ample Parking

Workshop

Scope to Personalise (strc)

No Onward Chain

## Situation & Amenities

With a hugely rich history that dates back to the Domesday Book, nearby Ugborough certainly looks the part. Life revolves around the large village square where sheep and cattle markets were once held and where the popular annual fair still takes place. The square is set against the backdrop of St. Peter's 12th century church, considered locally as the 'Cathedral of the South Hams'. The granite tower, which replaced the smaller medieval tower in the 16th century, can be seen from miles around.

A short walk from the square takes you to the cornerstones of village life – the parish hall, two pubs/restaurants, the pre-school and primary school (which are within the catchment of the renowned Ivybridge Community College with its World Class Quality Mark Award). Just south of Dartmoor, you may be surrounded by an abundance of countryside walks from Ugborough, but you are also close to the coast for watersports enthusiasts. There is swimming and surfing at a number of nearby beaches and the Salcombe and Yealm Estuaries are favourites with sailors. For more comprehensive shopping, leisure, sport and medical facilities, there is Ivybridge to the west and Modbury to the south. Both Plymouth and Exeter are within easy commuting distance via the A379 or A38 or indeed Ivybridge's own train station which also offers mainline services to London. Ugborough is a virtual oasis in the middle of open farmland in a beautiful corner of the South Hams.

**Services:** Mains Electricity (no Central Heating). Oil-Fired Rayburn.

Mains Water. Brand New Private Drainage System.

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

**Tenure:** Freehold.

**Viewings:**

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

**COUNCIL TAX BAND:** G







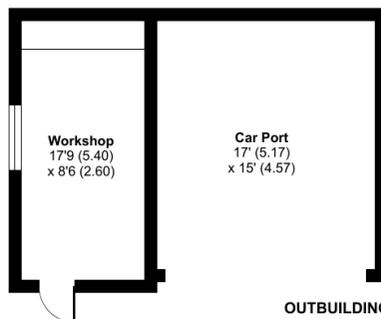
# Ugborough, Ivybridge, PL21

Approximate Area = 2419 sq ft / 224.7 sq m

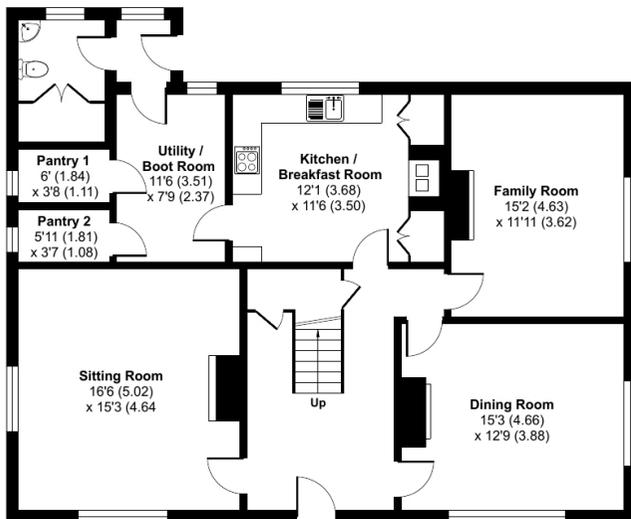
Outbuilding = 151 sq ft / 14 sq m

Total = 2570 sq ft / 238.7 sq m

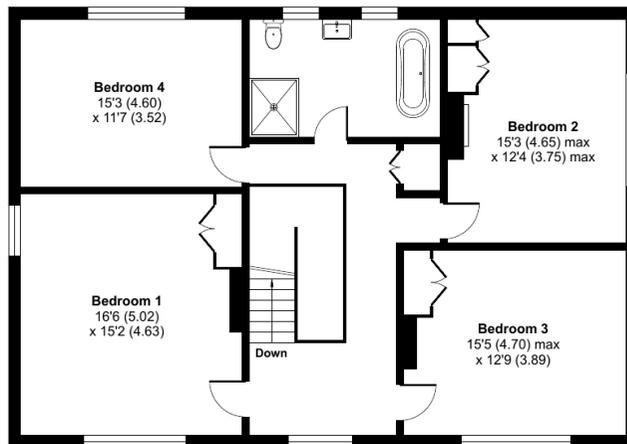
For identification only - Not to scale



OUTBUILDING (NOT SHOW IN POSITION)

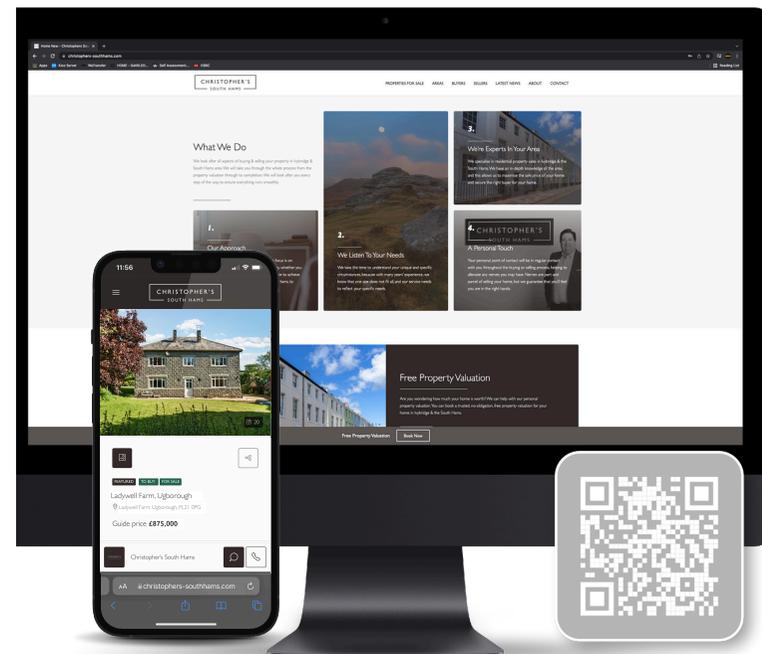
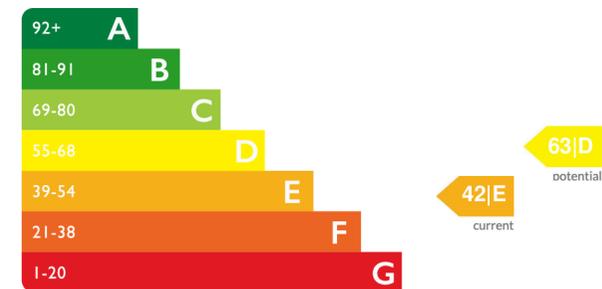


GROUND FLOOR



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 (IPMS2 Residential). © nrichcom 2025. Produced for Christopher's South Hams Ltd. REF: 1291023



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