



Julian Road, Ivybridge, PL21 9BU

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are delighted to market this exceptional semi-detached home in this popular area of Ivybridge. The entrance hall welcomes you inside with your eye-line immediately drawn through to the rear of the house. The hugely impressive rear extension showcases an open-plan kitchen, dining and family seating area that are simply saturated in natural light from sky-lanterns and bifold doors leading to the south-facing garden. The kitchen is beautifully stylised with glossy units, marble work-tops and integrated appliances. The change in lighting over the dining area brings a warm intimacy to this expansive space. Slightly divided by an open doorway is the separate sitting room that offers a more relaxed space to retire to after a day of entertaining family and friends. A cloakroom with functional storage space completes the downstairs accommodation. Upstairs there are two double bedrooms and a generous single. Two of the bedrooms have built-in cupboards. An immaculately appointed shower-room completes the accommodation. Outside, a block-paved driveway, flanked by a neat area of lawn invites you to the house with a pedestrian gate leading to the incredibly attractive rear garden. Fully enclosed by high fencing, seasonal splashes of colour can be found in the borders and a pergola adorned with flowering climbers adds to the appeal of this splendid garden. The current owner has cleverly used both natural and artificial lawn to make the best use of spending time here, whatever the weather brings. A large patio extends the entertaining space; a fantastic place to enjoy this south-facing, private escape. Viewings are highly recommended.

Key Features

- Semi-Detached
- Stunning Rear Extension with Open-Plan Living
- Separate Sitting Room
- Downstairs Cloakroom
- 3 Bedrooms
- Immaculate Shower Room
- Superb South-Facing Garden
- 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:

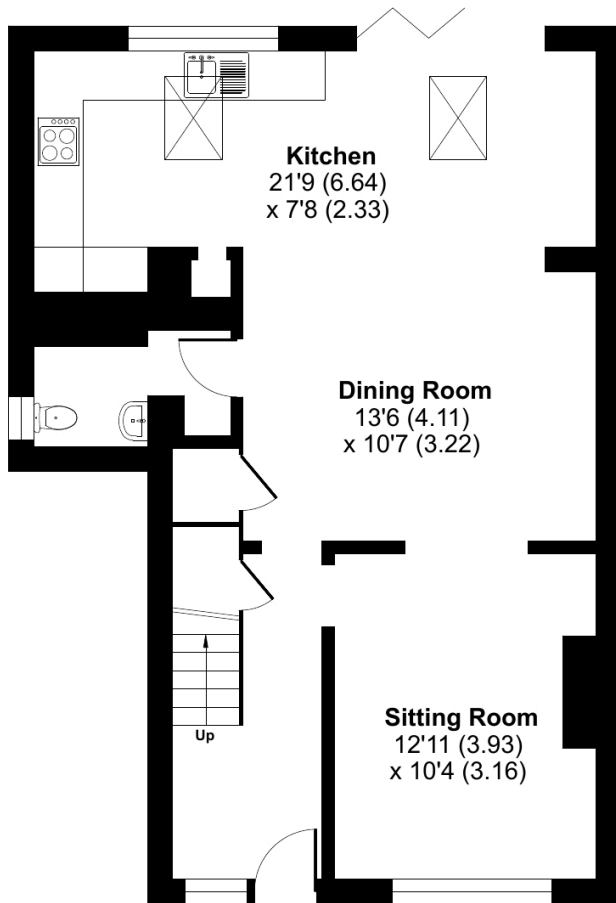
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

Council Tax Band: C

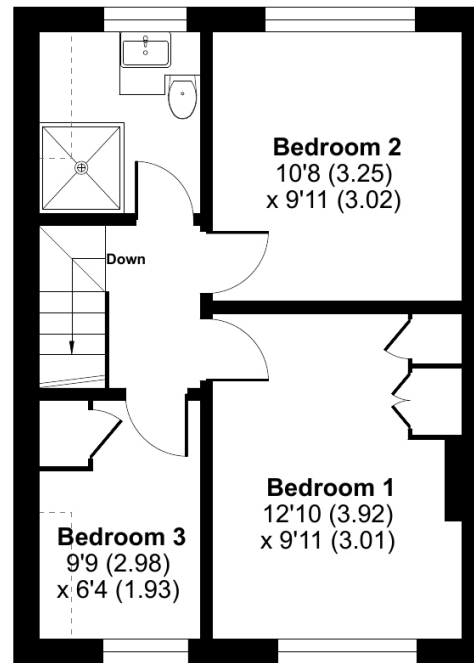
Viewings:

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





GROUND FLOOR



FIRST FLOOR

Julian Road, Ivybridge, PL21

Approximate Area = 1026 sq ft / 95.3 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

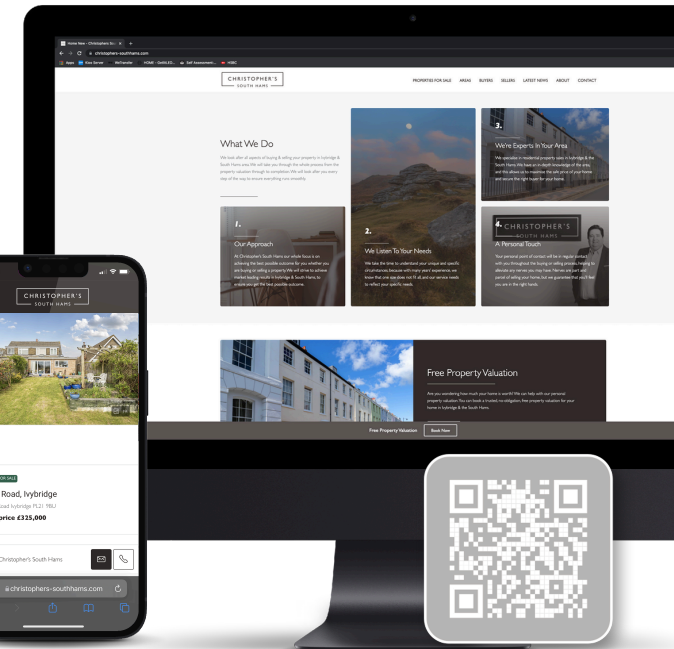
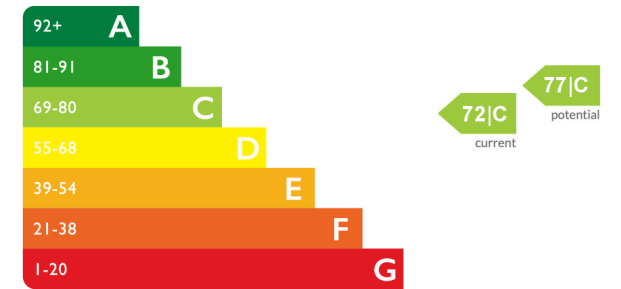
Total = 1039 sq ft / 96.5 sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at www.christophers-southhams.com

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Christopher's South Hams Ltd. REF: 1435874

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SOUTH HAMS

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