



Church Close, Yealmpton, PL8 2HL

CHRISTOPHER'S  
SOUTH HAMS



Christopher's South Hams are thrilled to market this charming home with a very adaptable split-level presentation allowing you access from different external points.

At ground level, you are welcomed into the entrance hall with the dual aspect kitchen to your left and then straight into the large, reception room drenched in natural light from its elevated, south-facing position. A door leads onto a bijoux stoop, that is in prime position to devour the stunning south-facing views and a wonderful spot to unwind with a book and a glass of something refreshing!

This floor also hosts a cloakroom and utility area.

Stairs lead both upstairs to a functional, large storage room and downstairs to the garage that has light and power connected with an electric roller-door for access. The first-floor offers three double bedrooms, two of which have built in wardrobes and the master bedroom benefits from an ensuite WC. Plentiful landing storage and a well-appointed family bathroom completes the accommodation.

Outside, the house can be approached via a couple of steps at the front door, a rear set of steps to the reception room stoop, as well as access through the garage.

The house is framed by a pretty walled rockery, with side patio and pathway adorned overhead by mature Buddleia and fragrant Jasmine, that guides the way to the rear courtyard. Again, absorbing the south-facing light, this is a fantastic spot. There is also private parking to the rear of the garage.

This is a superb home, in the heart of this very popular South Hams village with direct access to all amenities and viewings are highly recommended.

## Key Features

- End Terraced
- Flexible, Split-Level Presentation
- South-Facing Reception Room
- 3 Double Bedrooms
- Plentiful Storage Throughout
- Integral Garage with Light, Power & Electric Roller-Door
- South-Facing Courtyard Garden
- Parking
- Level Walk to Village Amenities

## Situation & Amenities

They say it's all in a name and Yealmpton in the South Hams tells you exactly what it is - the River Yealm runs through the "ton" (derived from the old English 'tun' meaning village or settlement). The village is perfectly positioned with Dartmoor National Park to the northeast, or by following the River Yealm to reach the south coast with its beautiful estuaries, cliffs and beaches. With regular bus services, you are only seven miles from the larger city of Plymouth but living here offers a delightful slice of country life. The village offers many amenities including places of worship, a health centre with dispensary, Post Office and general store, shops, café, two thriving pubs, a petrol station, hairdressers, opticians and an excellent farm shop selling local produce. The primary school makes the most of its outdoor space with its own orchard, vegetable garden and sports pitch, often heading out on trips to study nature and wildlife in the wooded valley of the River Yealm and it also falls within the catchment area of the renowned Ivybridge Community College. A mobile library and flourishing community association offering many initiatives and groups to encourage its sustainability add to the immense attraction of this village.

**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

## Viewings:

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

**Council Tax Band:** D





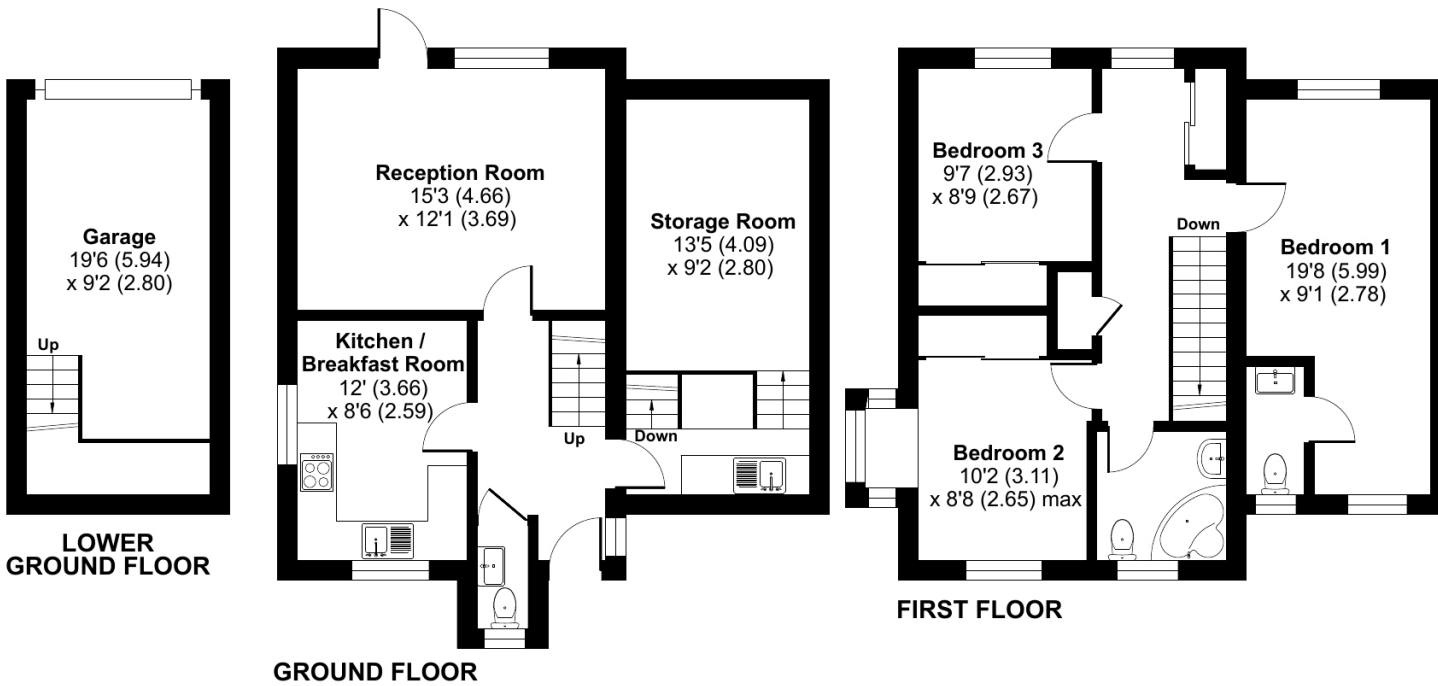
# Church Close, Yealmpton, Plymouth, PL8

Approximate Area = 1180 sq ft / 109.6 sq m

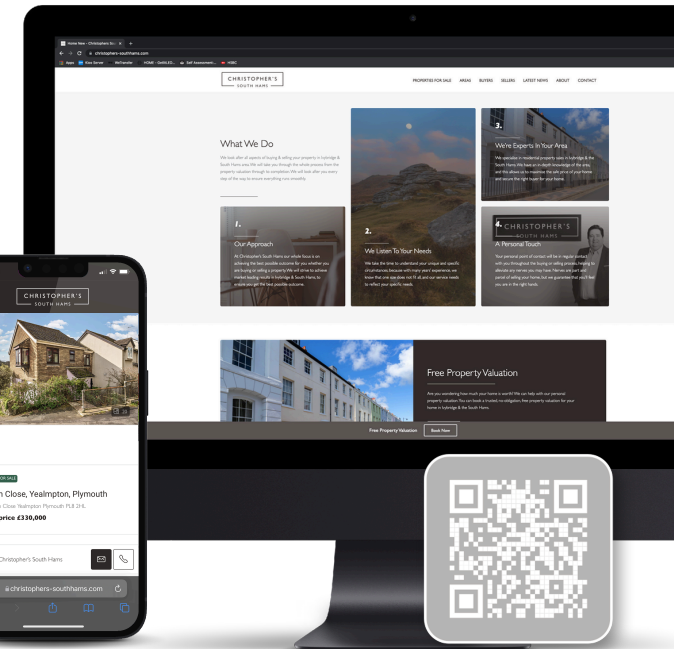
Garage = 181 sq ft / 16.8 sq m

Total = 1361 sq ft / 126.4 sq m

For identification only - Not to scale



## 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). © nchecon 2026. Produced for Christopher's South Hams Ltd. REF: 1434960



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Christopher's South Hams, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Christopher's South Hams has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.

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