



Abbotts Park, Cornwood, PL21 9PP

CHRISTOPHER'S
— SOUTH HAMS —

Christopher's South Hams are delighted to market this beautifully presented, detached family bungalow in this very popular Dartmoor Village.

Offering an incredibly high degree of versatility, this superb home should appeal to a plethora of buyers including those looking for multi-generational living and working from home.

Cleverly divided to create two 'wings' and with a choice of three entrances, this bungalow delivers great flexibility offering bedrooms and facilities either side of the central reception rooms.

Showcasing a fabulous 'L' shape, this bungalow sits in the middle of its plot and focuses on the stunning south-facing gardens and panoramic views with sliding doors welcoming you to the same from the central dining room – seamlessly extending this tremendous sociable space.

One of the entrance points is via the utility/boot room, however, the attached garage also features built in storage and with light and power also present, could offer an alternative or additional utility space.

A fantastic addition to this home is the attached home-office. With its own separate entrance, this becomes a truly multi-functional room. Currently used to work from home, it lends itself to a home gym, play/games room or even a cheeky home bar when entertaining family and friends. For those with growing teenagers looking for a slice of independence, this would be the perfect solution, but it could also be reincorporated back into the main body of the bungalow (strc) – the possibilities are endless.

Outside, the property is approached by a block-paved driveway with ample parking for several vehicles. A frame of established shrubbery and peninsula flower-bed bring privacy and splashes of seasonal colour. A side gate invites you to the rear garden which is primarily laid to level lawn and enclosed by mature trees and shrubs. Incredibly private, a raised patio is the perfect spot to take in the uninterrupted rural views stretching towards Dartmoor. To the side of the bungalow, there is further private parking hidden behind wooden gates onto the adjacent village lane.

Immaculately presented with a beautifully appointed finish that blends modern living with cosy features such as a log burner, each room radiates adaptability and opens up boundless opportunities for all ages.

In essence, the unreserved spirit of this home exudes 'family' and viewings are highly recommended.



Key Features

Detached Bungalow
Popular Village Location
Highly Versatile and Spacious Accommodation
Immaculately Presented
5/6 Bedrooms
3/ 4 Reception Rooms
South Facing Gardens & Stunning Views
Garage and Parking

Situation & Amenities

Cornwood sits in open countryside on the edge of Dartmoor, yet only four miles from the greater facilities of Ivybridge and eight miles from the vibrant Waterfront City of Plymouth. The main part of the village sits above the River Yealm valley and was once part of an important trading route which carried tin, wool and cattle between Tavistock and Totnes giving it a rich South Hams history.

This fantastic home is within walking distance of the village which has a population of around a thousand people and a strong community spirit. The Cornwood Inn is community-owned serving food and drinks and acts as a focal point for activities that bring people together. It is a hub for outdoor activities, such as walking or cycling, with somewhere to store your equipment and meet up before setting out or a warm welcome on your return. Cornwood also hosts a weekly, visiting post-office. Alongside the ever popular and successful Cornwood Cricket Club, the village is also home to the church of St Michael and All Angels. The Church of England Primary School (with a pre-school on the same site) feeds into Ivybridge Community College with its World Class Quality Mark Award and fantastic sport facilities. Further community facilities such as Health Centres, Dentists, Libraries, Supermarkets, Leisure Facilities and superb Transport Links can be found in nearby Ivybridge and Plymouth beyond.

Services: Mains Electricity. Oil-Fired Central Heating. **Tenure:** Freehold.
Mains Water. Mains Drainage.

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

Planning Authority:

Dartmoor National Park, Parke,
Bovey Tracey, TQ13 9JQ.

Council Tax Band: E

Viewings:

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







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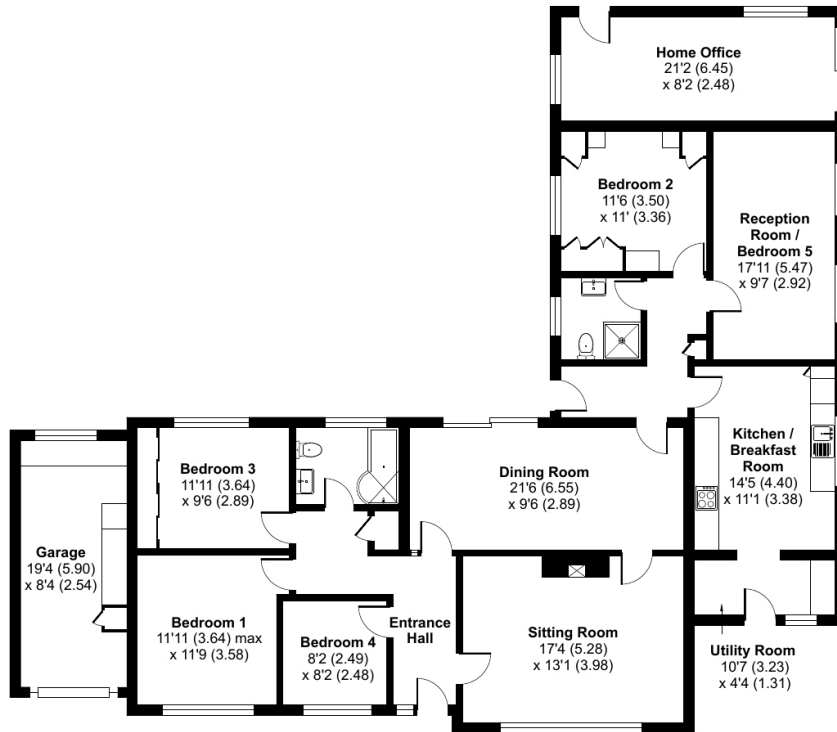
Approximate Area = 1632 sq ft / 151.6 sq m

Garage = 161 sq ft / 14.9 sq m

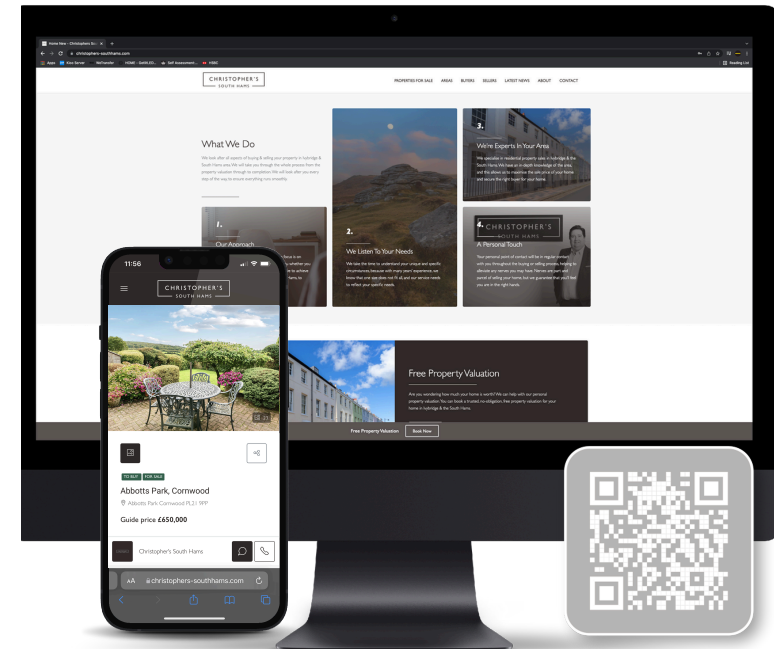
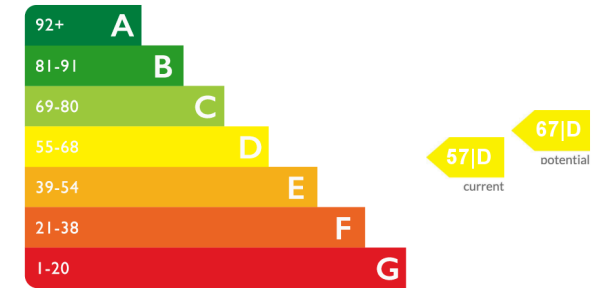
Home Office = 175 sq ft / 16.2 sq m

Total = 1968 sq ft / 182.7 sq m

For identification only - Not to scale



Energy Efficiency Rating



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CHRISTOPHER'S
SOUTH HAMS

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