



Meatherel Close, Ivybridge, PL21 9TP

CHRISTOPHER'S  
SOUTH HAMS



Christopher's South Hams are delighted to market this substantial, detached family home in the popular Woodlands area of Ivybridge.

Sitting in a tucked away, corner plot this home is in need of some TLC, or even a complete makeover, for the next generation to truly champion this superb opportunity.

The property currently offers a sizeable kitchen/breakfast room with a superb walk-in larder space that previously housed a large fridge/freezer. Overlooking the garden, there is a sociable flow through to the large, open-plan sitting/dining room which enjoys a double aspect, dousing it in natural light from its picture bay window to the front, all the way through to the sliding doors to the rear garden.

Downstairs also offers a cloakroom.

Stairs from the spacious entrance hall invite you to 4 bedrooms. Two double bedrooms astride the family bathroom and there are two further, generous, single bedrooms to complete the accommodation.

Outside, a private driveway with space for several vehicles welcomes you and a level path leads you to the front door. A side pedestrian gate invites you to the private, rear garden and patio. Enclosed by fencing and enjoying a south-easterly aspect, the garden is very much a blank canvas providing the perfect opportunity to create a little something special.

This home is just a short stroll to the pretty open spaces of Woodlands Park with its verdant fields, stream and pond and would be ideal for anyone looking for a project, young family or those looking to downsize to a great location. It is offered with no onward chain.

## Key Features

Detached  
Renovation Opportunity  
Potential to Extend (strc)  
Downstairs Cloakroom  
4 Bedrooms  
Garage with Light & Power  
Popular Location  
No Onward Chain

## 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.  
PV Panels in Situ.

**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.

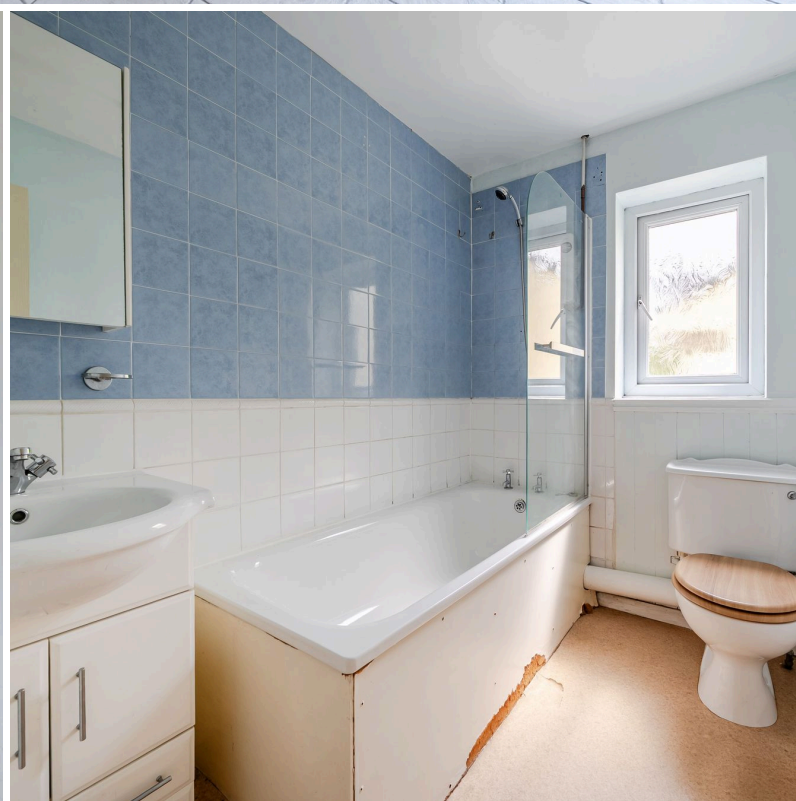
## Local Authority:

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





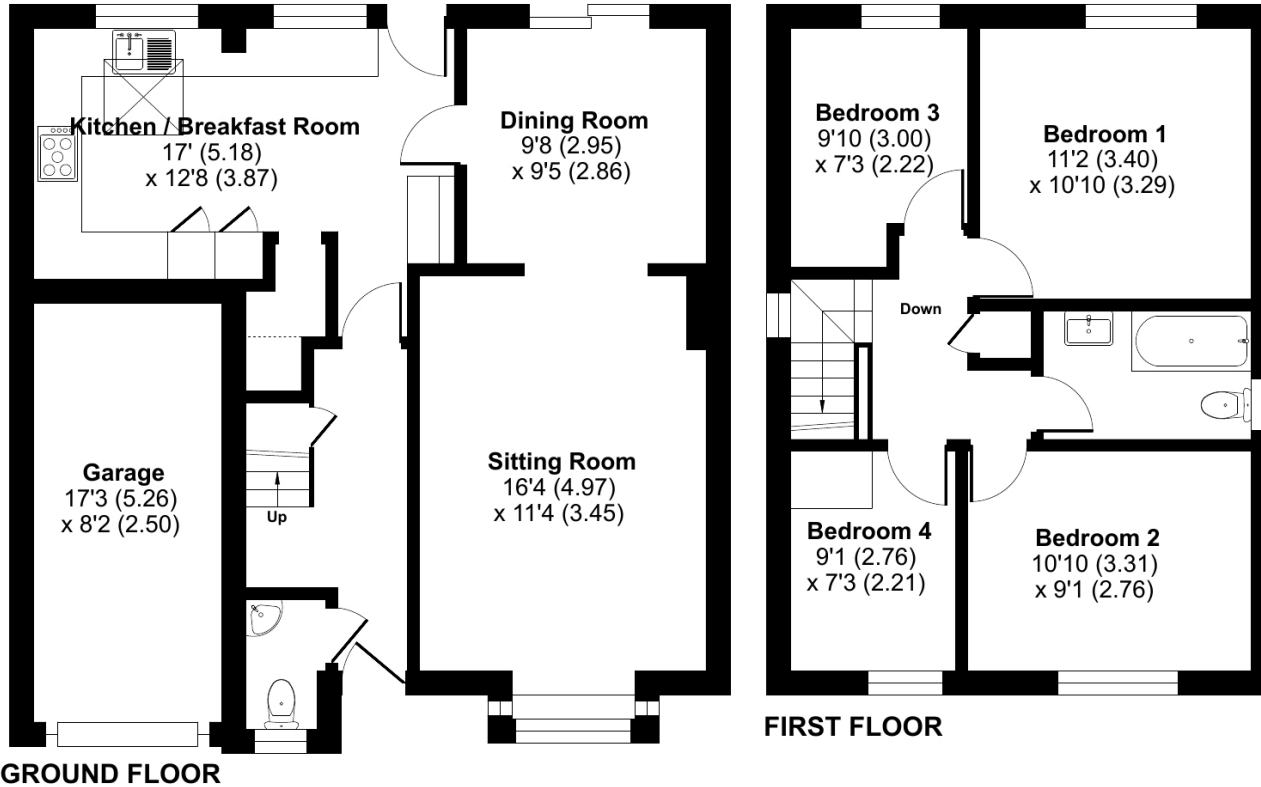
# Meatherel Close, Woodlands, Ivybridge, PL21

Approximate Area = 1111 sq ft / 103.2 sq m

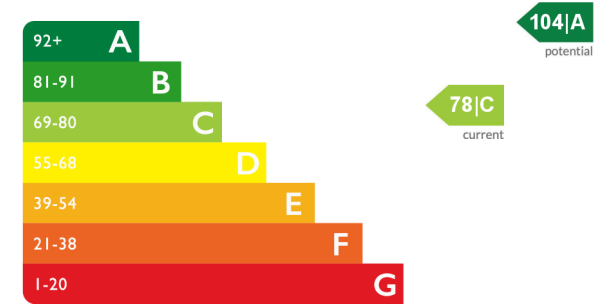
Garage = 134 sq ft / 12.4 sq m

Total = 1245 sq ft / 115.6 sq m

For identification only - Not to scale



## 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). © nichecom 2026. Produced for Christopher's South Hams Ltd. REF: 1452469



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