



Clobells, South Brent, TQ10 9JW

CHRISTOPHER'S
SOUTH HAMS



Key Features

Semi-Detached
Downstairs Cloakroom
Conservatory
3 Bedrooms
South-Facing Garden
Ample Parking
Garage

Situation & Amenities

Delighting in the atmosphere of a large village and set within the boundaries of Dartmoor National Park, South Brent was once a thriving market town with a bustling trade in wool and annual fairs; the Zeal Tor Tramway, now dismantled, highlights the area's industrial past. Today, it still enjoys the dramatic moorland backdrop and gives a nod to its Bronze Age history with the nearby and impressive Eastern White Barrow burial cairn on the road to the Avon Dam. South Brent is saturated in community spirit and showcases sustainable initiatives and projects. There is also the 'Old School' which was acquired by the locals and is now home to a gallery space for local artists, a bike bank and a variety of classes. The Art House has two studio rooms here and runs some creative courses including basketry, ceramics, bookbinding and carpentry. Further amenities in South Brent include the health-centre, pharmacy, post-office, hairdressers, several shops, delicatessen, butchers, florist, pubs and cafes. The village also offers several places of worship and the primary school, which is currently rated Good by Ofsted is in the catchment area for Ivybridge, Totnes and South Dartmoor secondary education each with excellent facilities. Sitting minutes away from the A38, South Brent is an excellent base for the larger cities of Plymouth and Exeter and with Dartmoor on its doorstep, there is a wealth of outdoor leisure pursuits to explore as well.

Services: Mains Electricity. Mains Water. Mains Drainage.

(NB - Gas supply available but not currently connected to the house).

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,
Bovey Tracey, TQ13 9JQ

Council Tax Band: C

Tenure: Freehold.

Viewings:

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

Christopher's South Hams are delighted to market this 3-bedroom, semi-detached home coming to the market for the first time in 50 years.

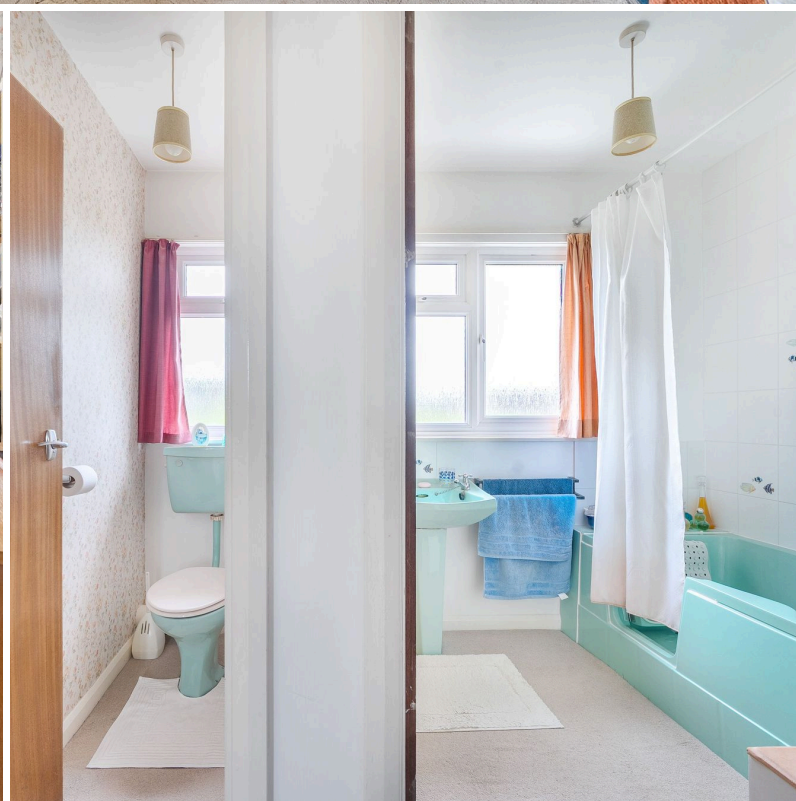
From the entrance vestibule with space to kick off your shoes and hang your coat, you are welcomed straight into the large reception room. Showcasing a quirky 'T-Shape', this great room enjoys a superb dual aspect showering the space in natural light from its floor-to-ceiling windows.

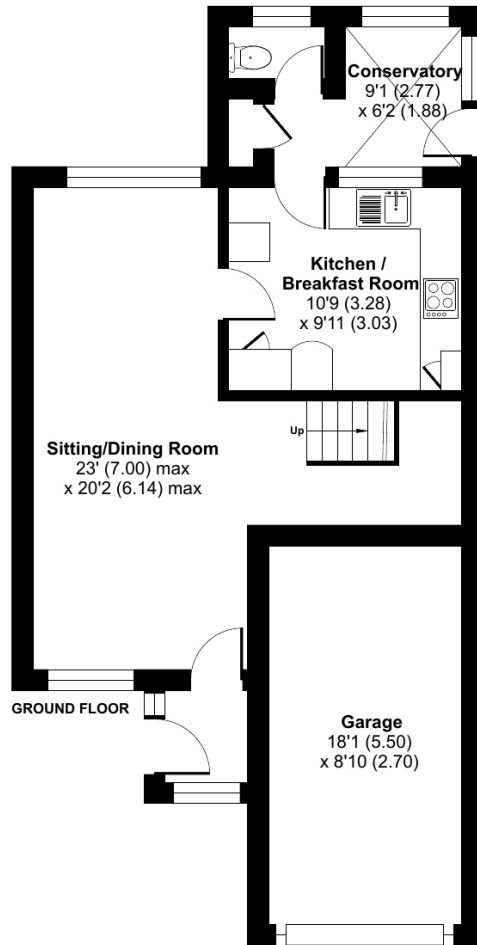
The well-appointed kitchen/breakfast room offers a wealth of integrated storage and a peninsula breakfast bar. The rear conservatory beyond extends this spot to be able to unwind with a cup of tea, taking in views over the delightful south-facing garden. Downstairs also benefits from a cloakroom.

Stairs from the 'T-Shape' invite you to two double bedrooms with built-in wardrobes and there is a third, generous single bedroom as well. A family bathroom with separate WC completes the accommodation.

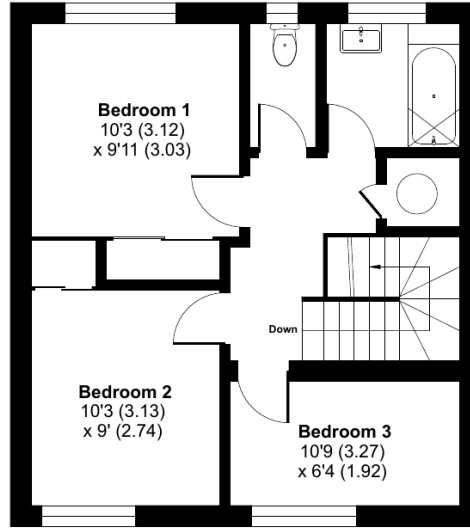
Outside, an elongated driveway with space for numerous vehicles runs astride a neat lawn framed by established hedging and ornamental shrubbery with the attached garage ahead. A pedestrian gate to the side invites you to the rear garden which is primarily laid to level lawn and two patio seating areas. Fully enclosed with mature hedging and flowering plants, to bring a privacy and seclusion to this charming southerly space.

Sitting in a set-back position on a popular cul-de-sac and walkable to the village amenities, this super property should appeal to a wide audience and Christopher's can't wait to show this special place.





GROUND FLOOR



FIRST FLOOR

Clobells, South Brent, TQ10

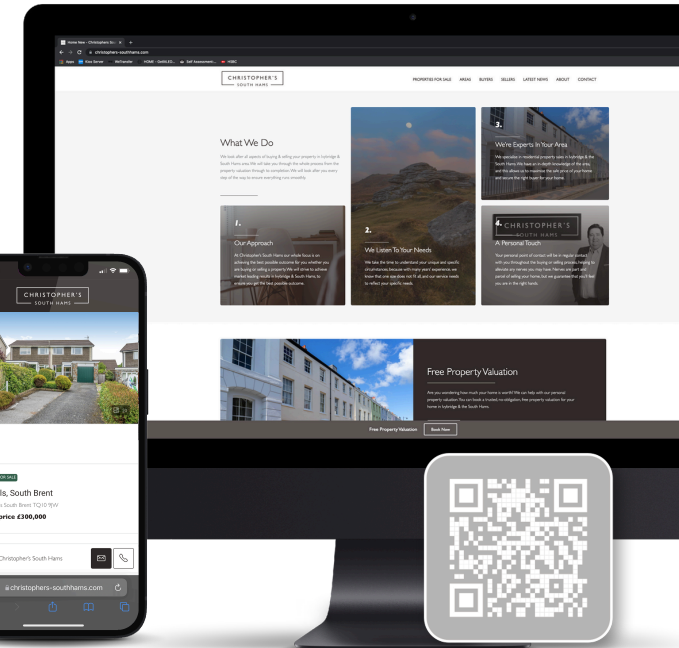
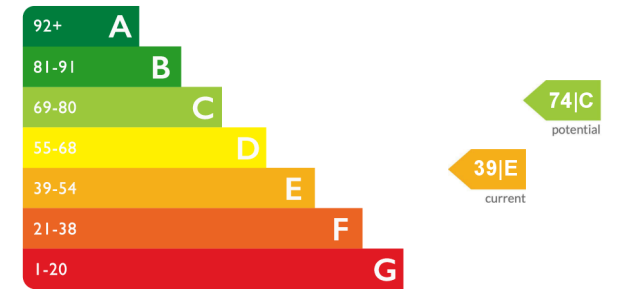
Approximate Area = 974 sq ft / 90.4 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1140 sq ft / 105.8 sq m

For identification only - Not to scale

Energy Efficiency Rating



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CHRISTOPHER'S
SOUTH HAMS

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