



Luscombe Maye
Since 1873

Church Street, Ermington, PL21

2 1 1



This charming character cottage occupies a central position in the popular village of Ermington and has undergone an extensive programme of improvements, including a brand new roof with additional loft insulation, a stylish new kitchen, new wood burning stove, new carpets throughout, a replacement roof to the outbuilding and complete redecoration throughout, creating a home that beautifully combines period character with modern comforts.

A welcoming entrance hall with a flagged stone floor leads into the bright dual aspect sitting room, featuring exposed stonework and a wood burning stove. The newly fitted kitchen/dining room retains its original charm with an exposed stone wall and cast iron bread oven, while offering contemporary units, integrated appliances and a useful walk in pantry. Upstairs, the principal bedroom enjoys lovely views over the village and surrounding countryside, with a second bedroom overlooking the church and a modern family bathroom completing the accommodation.

From the kitchen a door opens onto a paved rear terrace and enclosed lawned garden with far reaching countryside views. A useful outbuilding with power and lighting, benefiting from a new roof, provides excellent storage or workshop space. Nestled in the heart of the South Hams, the village of Ermington is renowned for its friendly community, beautiful surroundings and excellent local amenities. At the centre of village life is the much loved Crooked Spire pub, a popular gathering place for residents, alongside the highly regarded First & Last Bistro, offering excellent dining in a relaxed setting. The thriving village store provides everyday essentials, while the Village Hub hosts a variety of activities throughout the year, including art classes, yoga and Pilates, creating a welcoming and vibrant community for all ages.

The village also benefits from a highly regarded primary school, with secondary education available at Ivybridge Community College, approximately four miles away. The nearby town of Ivybridge offers a comprehensive range of supermarkets, independent shops, cafés, restaurants and leisure facilities, whilst the A38 Devon Expressway provides excellent links to Plymouth, Exeter and the M5.

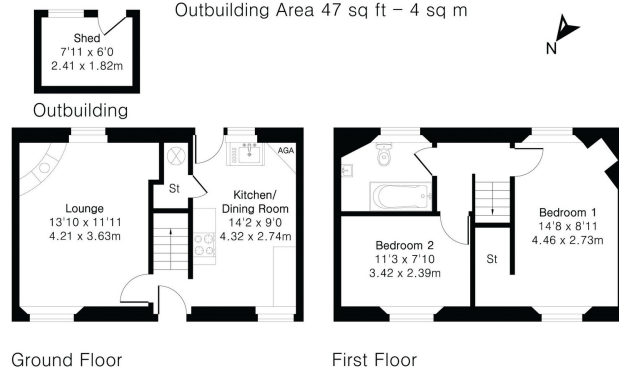


**Approximate Gross Internal Area 684 sq ft - 64 sq m
(Excluding Outbuilding)**

Ground Floor Area 342 sq ft – 32 sq m

First Floor Area 342 sq ft – 32 sq m

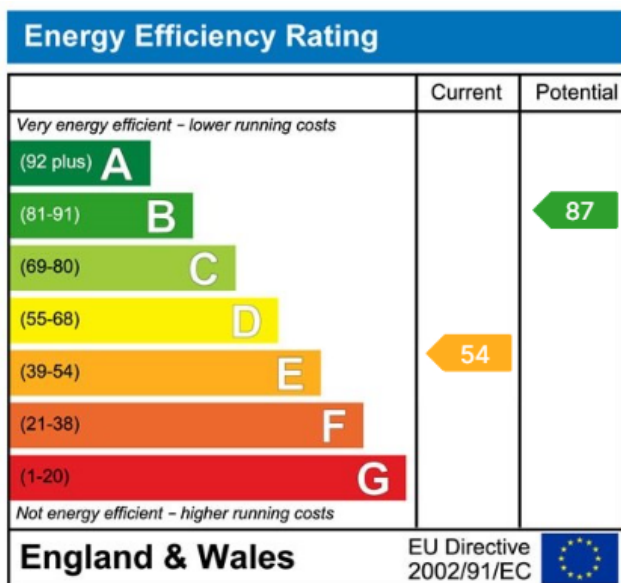
Outbuilding Area 47 sq ft – 4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Immaculately presented character cottage
- Stylish fitted kitchen
- Two double bedrooms & modern family bathroom
- Outbuilding with power & light
- Close to beaches & Dartmoor
- Thriving village community
- Living room with Wood burning stove
- Enclosed rear garden
- Countryside & village views
- No onward chain

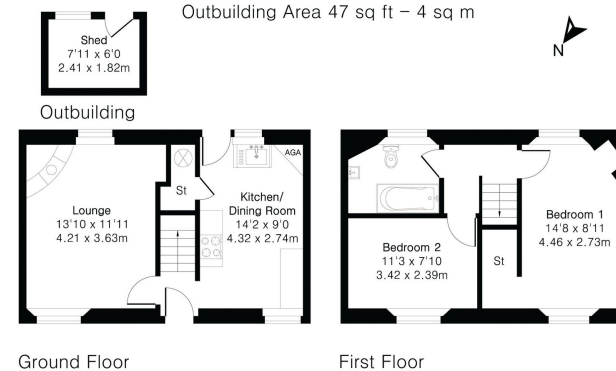


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