



**4 bedroom  
Grade II Listed  
Cottage  
located in  
Ivybridge.**

Guide Price  
£600,000



MILLINGTON TUNNICLIFF

# Rose Cottage, Keaton Road, Ivybridge, PL21 9DJ



4



1



3



E



EPC

Exempt



175.1  
SQM

## FULL DESCRIPTION

### PROPERTY DESCRIPTION

Dating back to the 1840s and originally constructed for the Senior Engineer of Ivybridge's historic Stowford Paper Mill, this stunning Grade II listed cottage is a truly exceptional home, rich in character and history. Beautifully maintained by the current owners with great care and sympathy to its period origins, the property seamlessly combines timeless charm with modern family living. Offering spacious and versatile accommodation throughout, the home boasts four double bedrooms, three elegant reception rooms, a charming farmhouse-style kitchen, a modern family bathroom and two additional WC's. Set within extensive grounds approaching approximately half an acre, the property enjoys a delightful walled garden together with a picturesque bridge crossing the leat to a superb level lawned garden fronting the river, complete with a summer house. Further benefits include driveway parking for several vehicles. A rare hidden gem in the heart of Ivybridge.

### ENTRANCE VESTIBULE

Entered via a wooden door, access to the electricity meters, dado rail, door into the entrance hallway.

### ENTRANCE HALLWAY

Doors leading to the living room, dining room, family room and kitchen/breakfast room, stairs rising to the first floor accommodation, radiator.

### LIVING ROOM

**14' 8" x 13' 6" (4.49m x 4.12m)**  
Glazed sash window to the front elevation with original shutters, ornate fireplace with woodburning stove, picture rail, coving to ceiling with ceiling rose, radiator.

### DINING ROOM

**14' 8" x 12' 5" (4.49m x 3.80m)**

Glazed sash window to the front elevation with original window shutters, ornate fireplace with cast iron grate, storage cupboards either side of the chimney breast, coving to ceiling and ceiling rose, radiator.

### FAMILY ROOM

**14' 7" x 10' 9" (4.45m x 3.28m)**

Glazed sash window to the side elevation with original window shutters overlooking the walled garden, radiator.

### KITCHEN/BREAKFAST ROOM

**13' 10" x 13' 10" (4.22m x 4.23m)**

Fitted with a range of modern base and eye level units with solid wood worksurfaces, matching island unit with storage underneath, Belfast sink with brass mixer tap, feature stone fireplace with space for a Rangemaster oven, integrated microwave oven, plumbing for American style fridge/freezer, integrated Miele dishwasher, double glazed window to the side elevation and a fourth glazed window to the rear elevation, double glazed door providing access to the side garden, door to the understairs pantry with original slate flooring, door to the utility room.

### UTILITY ROOM

**4' 0" x 5' 10" (1.23m x 1.80m)**

Glazed window to the side elevation, plumbing for washing machine and space for tumble dryer, wall mounted gas combination boiler serving the central heating and hot water system, original slate flooring.

### FIRST FLOOR LANDING

Doors leading to the bedrooms and separate WC, built in cupboards offering ample storage space, concealed roof atrium allowing natural



light into the landing, radiator.

**BEDROOM 1**

**15' 2" x 12' 6" (4.64m x 3.82m)**

Glazed sash window to the front elevation overlooking the glorious gardens, radiator, coving to ceiling.

**BEDROOM 2**

**15' 2" x 12' 0" (4.64m x 3.67m)**

Glazed sash window to the front elevation overlooking the glorious gardens, radiator, coving to ceiling, feature fireplace with cast iron inset.

**BEDROOM 3**

**14' 9" x 10' 10" (4.52m x 3.32m)**

Glazed window to the side elevation, radiator, door to separate WC.

**SEPARATE WC**

Fitted with a low level WC and pedestal wash hand basin.

**BEDROOM 4**

**14' 6" x 11' 3" (4.42m x 3.43m)**

Glazed window to the side elevation, radiator, door to built in storage cupboard.

**SEPARATE WC**

Fitted with a modern two piece suite to include low level WC and wash hand basin, glazed window to the side elevation.

**FAMIL BATHROOM**

Fitted with a modern four piece suite to include bath with mixer tap and tiled panel, wash hand basin with storage underneath, low level WC, separate double shower enclosure with full height tiling and glass screen, heated towel rail, glazed sash window to the front elevation with fitted blinds.





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## OUTSIDE

The property is approached via a gravelled driveway leading to the front of the house and providing ample parking. Positioned to the side of the property, the partially walled garden enjoys a delightful level lawn together with a generous seating area, ideal for outdoor dining and entertaining.

The gardens continue around the rear of the property, where a range of useful outbuildings provide excellent external storage. Across the driveway, a charming timber bridge spans the leat and leads to the remainder of the grounds, comprising an extensive level lawn bordered by a picturesque woodland area that gently leads down to the riverbank.

Situated at the far end of the garden is a timber-built summer house with veranda, creating a wonderful entertaining space, home retreat or teenage den. Rarely found within such a central town location, the gardens are a true standout feature of the property, enhancing its appeal as a truly hidden gem.

## PROPERTY INFORMATION

Tenure: Freehold

Listing Status: Grade II

Council Tax: Band E

Mains Water & Drainage

Mains Gas & Electric

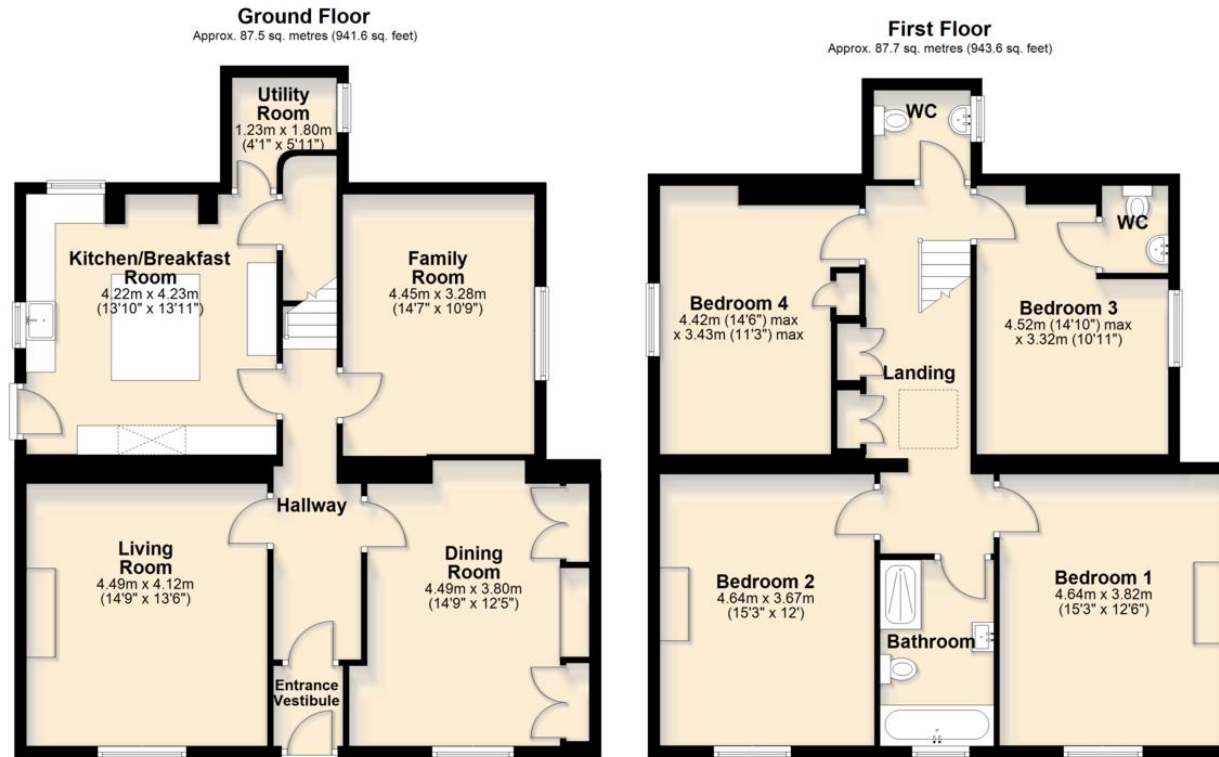
Fibre Broadband Connected To The Property

Red Brick & Stone Built Construction With Slate Roof

Driveway Parking



# FLOORPLAN



Total area: approx. 175.1 sq. metres (1885.3 sq. feet)

## CONTACT

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