



Buddle Close, Ivybridge, PL21 0JU

CHRISTOPHER'S
— SOUTH HAMS —



Coming to the open-market for the first time, Christopher's South Hams are proud to market this much cherished, 4-bed family home. Tucked away on a generous, corner plot sits this remarkable, detached home offering substantial accommodation to meet the needs of a very wide audience. A functional entrance porch invites you into the hallway which is a very neat, enclosed space with stairs to the first floor, ample storage and cloakroom. A door leads into the sizeable, semi open-plan sitting and dining rooms, immersed in natural light from large, south-facing windows. The kitchen sits just off the dining room, creating a sociable space for family life and entertaining. Both the kitchen and dining room have doors leading to the side pathway and rear garden, extending this circuitous space. Upstairs there are 4 good sized bedrooms with two of the double bedrooms showcasing plentiful space for wardrobes. A well-appointed wet-room completes the accommodation. Outside a pretty, gravel garden and rockery, alongside a climbing rose greets you alongside the driveway with space for 4 vehicles before the garage at the end. A pedestrian gate invites you to the rear garden where the true expanse of this plot unfolds. The privately enclosed patio garden is framed by raised beds that currently host an array of colourful planters but lends itself for further creativity. Beyond this and effectively hugging the house are sections of lawn bridged by two large working greenhouses and a vegetable garden – hitting every whim of the enthusiastic gardener. Enclosed by high fencing, again bringing privacy, there is scope to relax on a lawn, shade under a tree or potter to your heart's content in this exceptional southerly-facing dream. An attached outbuilding with light and power provides useful storage and workshop space whilst offering exciting potential for enhancement and a variety of future uses. There is also scope to extend the property (strc) without over-compromising the plot size. Having been lovingly maintained by one family, this is a rare chance to own a fantastic home in a highly desirable part of town and with no onward chain, viewings are highly recommended.

Key Features

Detached
Substantial Corner Plot with Views
Downstairs Cloakroom
2 Receptions
4 Bedrooms
Workshop & Garage with Light & Power
Scope to Extend (strc)
Ample Parking
Extensive Southerly-Facing Garden with Greenhouses
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, nearby recreation field, and both primary and secondary schooling.

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.

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

Council Tax Band: E

Viewings:

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



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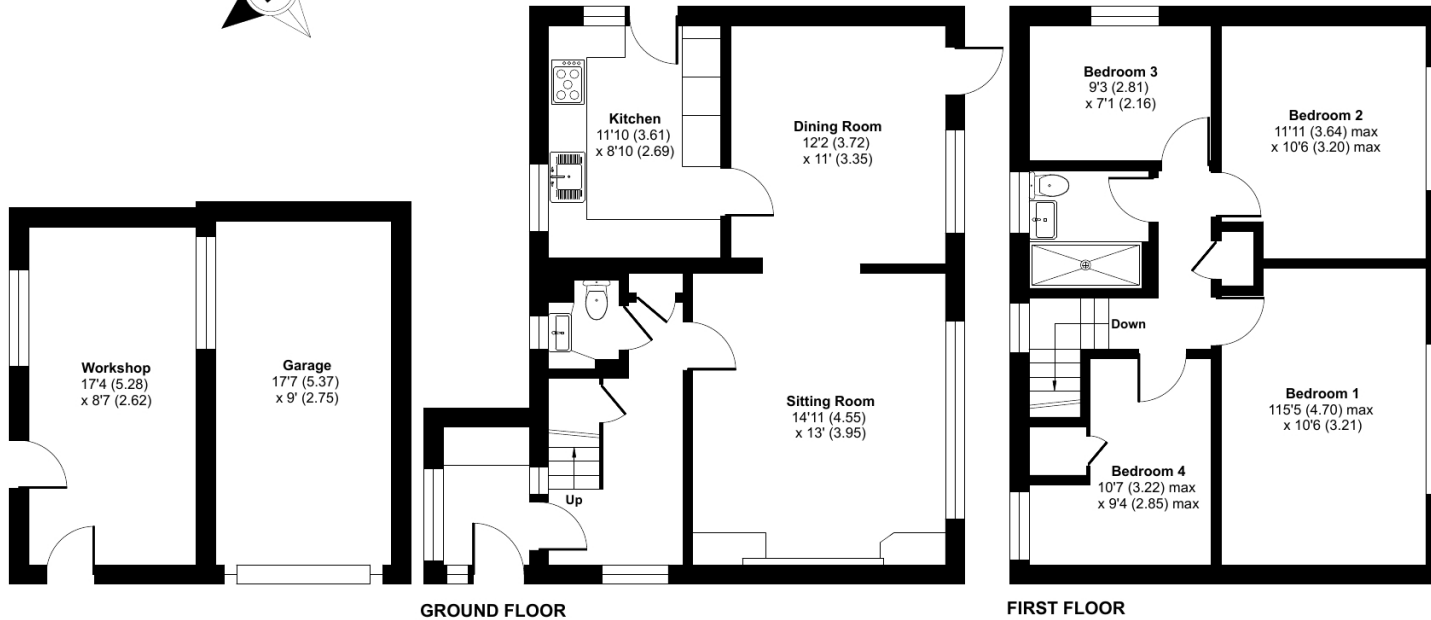
Approximate Area = 1162 sq ft / 107.9 sq m

Garage = 159 sq ft / 14.7 sq m

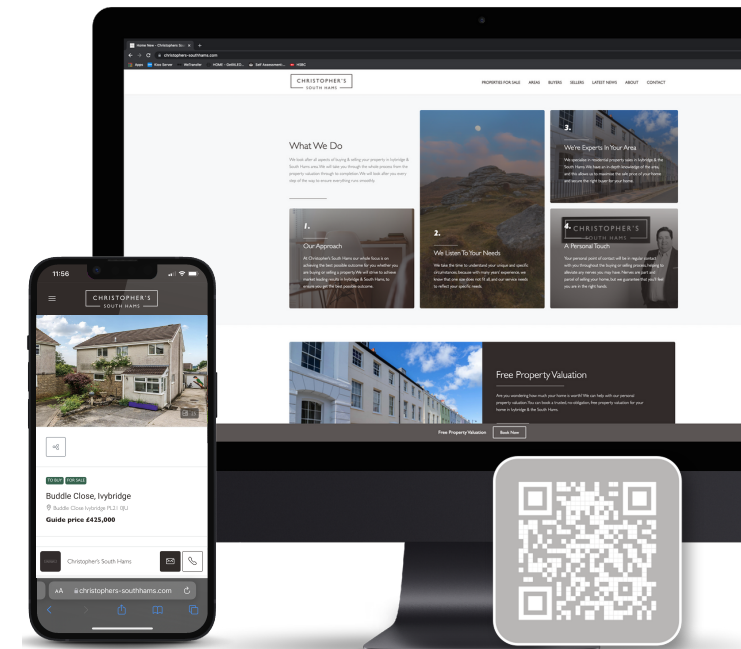
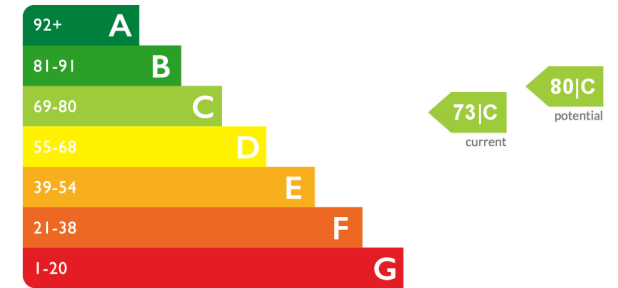
Outbuilding = 149 sq ft / 13.8 sq m

Total = 1470 sq ft / 136.6 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). © nitchecom 2026. Produced for Christopher's South Hams Ltd. REF: 1480030

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SOUTH HAMS

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