



The Spinney, Ivybridge, PL21 9TU

CHRISTOPHER'S
SOUTH HAMS

Christopher's are delighted to market this immaculately presented 5-bedroom, detached home on the popular Woodlands side of Ivybridge.

Offering extensive, spacious and flexible accommodation, this home delivers a plethora of opportunity to attract a variety of buyers. The garage has been converted to create a superb family room downstairs as well as retaining versatile spaces currently used for storage and study areas.

The sitting room is doused in natural light from its feature bay window and with double doors leading into the rear kitchen/dining room, natural light continues to flood through from the south-facing garden.

The modern kitchen is beautifully appointed with a wealth of integrated storage and appliances and overlooks the attractive rear gardens; a spacious utility adjacent to the kitchen is an added advantage.

Upstairs, there are 3 double bedrooms, each with built-in wardrobes or an alcove opportunity to create storage. Bedroom 2 also boasts an ensuite shower room. Further accommodation upstairs includes a large, single bedroom, landing storage and a deluxe family, shower room which wouldn't be out of place in a glamorous boutique hotel.

Continuing the luxury, is the show-stopping master bedroom. An incredibly grand suite bathed in natural light and opening into a truly lavish en-suite complete with roll-top bath and separate, substantial walk-in shower with drencher-head.

Outside, a driveway and pathway bordered by a neat lawn with established shrubbery, welcomes you to the front door. There is space for 3 vehicles on the driveway and there are also bilateral wooden gates flanking the property giving access to the rear garden.

The tiered rear garden is superb and enjoys a fantastic southerly aspect framed by mature plants and trees. It is an entertainer's dream with a terrific, covered dining area with outdoor oven and there is a hot-tub tucked away as well. The current owners have a few chicken runs in place, but these are set to be removed leaving a sizeable garden primed to personalise and enjoy time with family and friends.

This incredible home is offered with no onward chain and viewings are highly recommended.



Key Features

Detached 5-Bedroom Home
Flexible Accommodation
Downstairs Cloakroom
Utility
2 Ensuites & Family Shower Room

3 Reception Rooms
South Facing Garden
Outdoor Entertaining
Parking
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.

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:

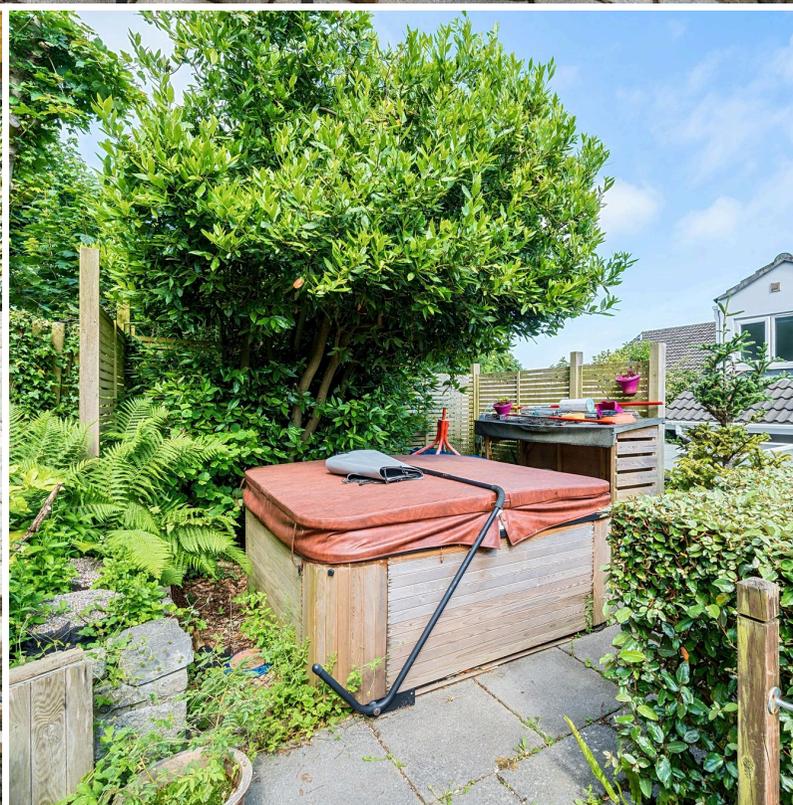
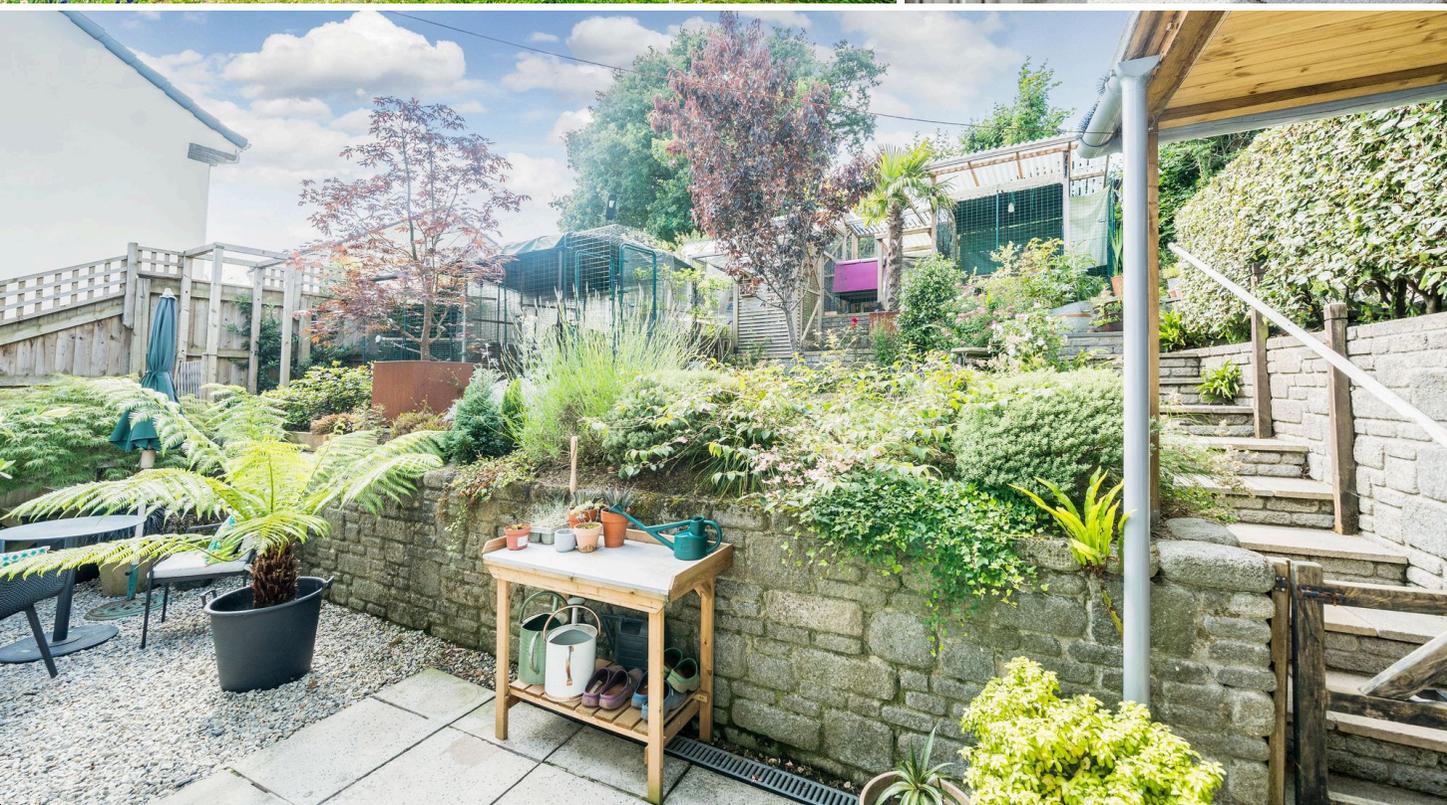
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

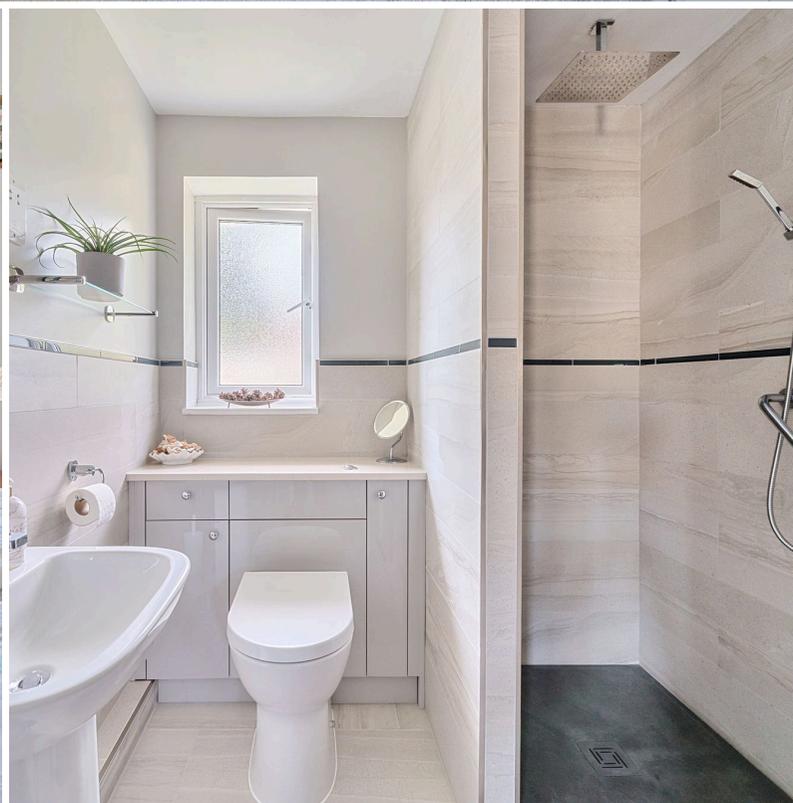
COUNCIL TAX BAND: E

Viewings:

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





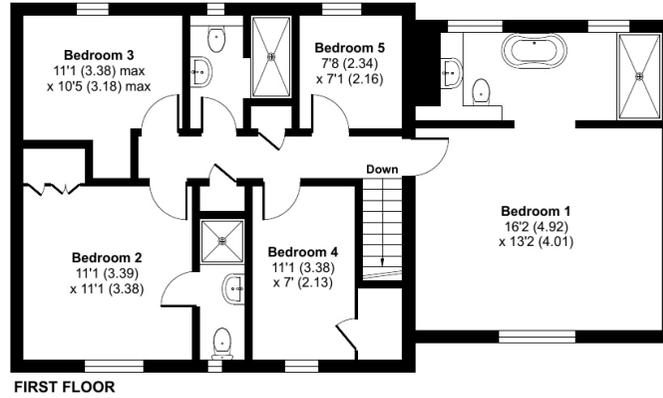
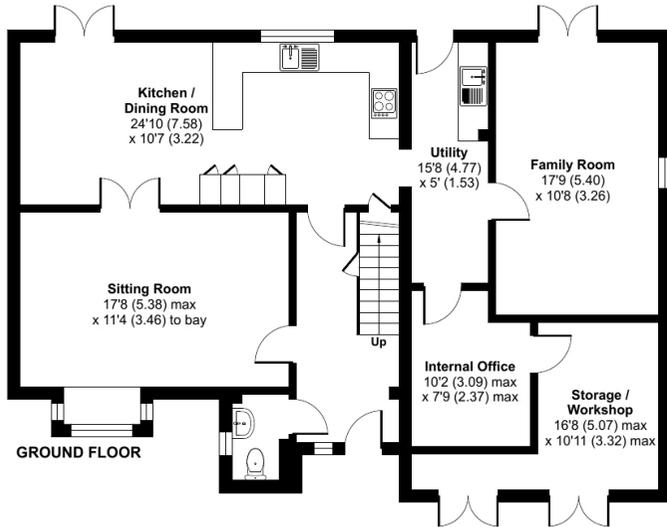




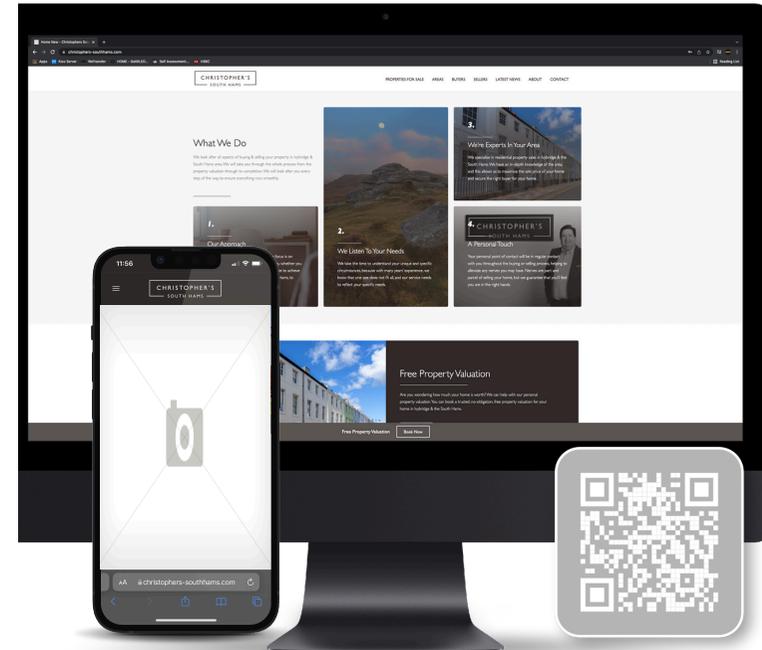
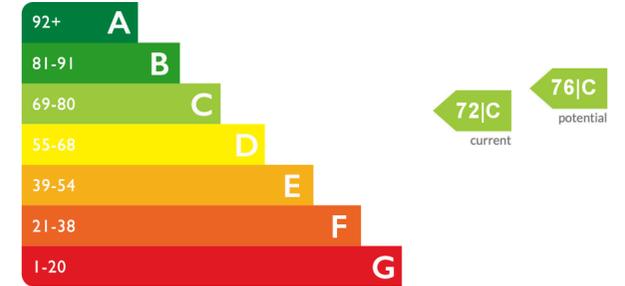
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Approximate Area = 1997 sq ft / 185.5 sq m

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). © ncheom 2025. Produced for Christopher's South Hams Ltd. REF: 1309372



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