

THE PADDOCK ERMINGTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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The Paddock
Ermington | Devon | PL21 0LG

Mileage

Modbury - 4 miles | Plymouth - 10 miles
Exeter - 40 miles | A38 - 2 miles
(approximately)

Accommodation

Ground Floor

Kitchen / Breakfast Room, Dining Room,
Study, Two Bedrooms, a Double Bedroom,
Shower Room, Utility Room, WC

First Floor

Living Room, Principal Bedroom with
Dressing Room and en-suite

Outside

Extensive gravelled parking, landscaped
rear garden with paved terraces, level
front lawn with mature planting, and a
double garage.

Marchand Petit Modbury
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4 Broad Street, Modbury, PL21 0PS



*“A truly individual home, defined by
privacy, character and outlook.”*

AT A GLANCE

A substantial four-bedroom detached character property, privately positioned within a peaceful South Hams hamlet, with beautiful established gardens and an exceptional outlook across meadowland towards the River Erme

THE PROPERTY

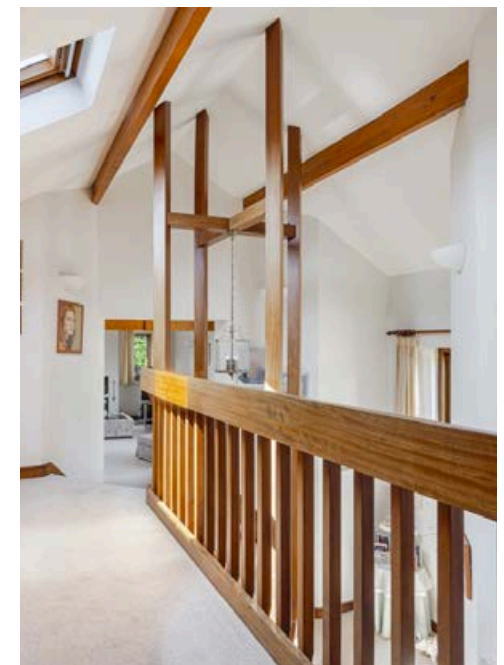
A unique split level property, designed and built by the current owners approximately 35 years ago. The property has never previously been offered on the open market. Occupying a generous plot, the property has been thoughtfully designed around its setting and combines spacious, versatile accommodation with a wealth of character and carefully considered craftsmanship.

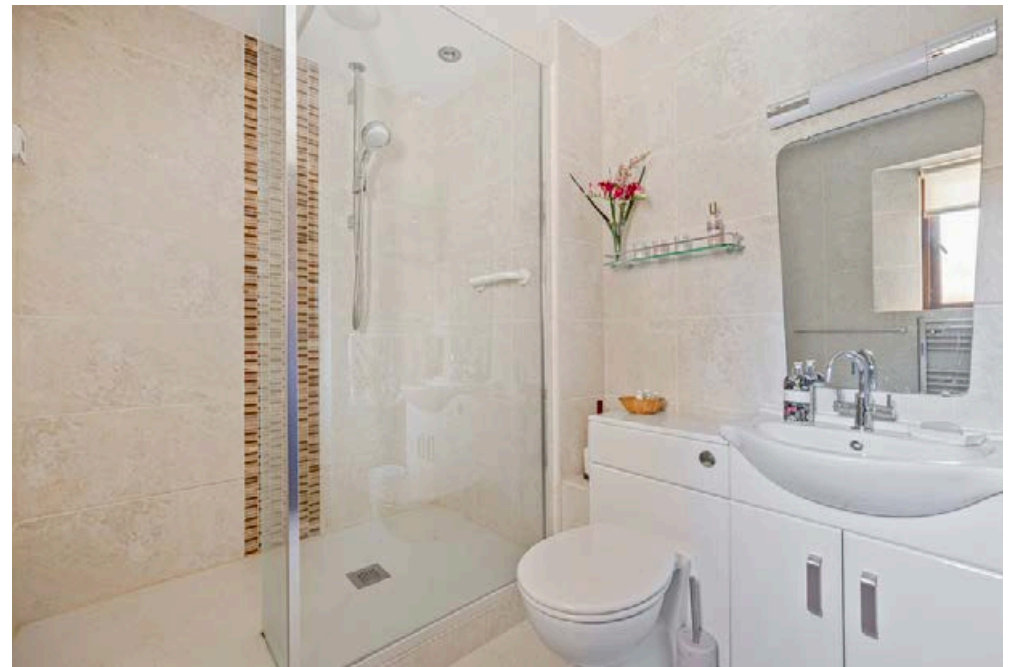
ACCOMMODATION

A spacious entrance hall leads into the principal living accommodation. The light-filled kitchen/breakfast room has French doors opening directly onto the garden, creating a natural connection between the property and outside space. There is a separate dining room, study and utility room, together with two bedrooms, a double bedroom, a family shower room and separate WC.

The large sitting room is a particularly impressive room, with a vaulted ceiling, exposed beams and a log burner set upon a Delabole slate hearth. Bespoke carpentry and the use of natural materials feature throughout the property, including Delabole slate window sills, adding to its individual character.

On the first floor is the substantial principal bedroom suite, which enjoys a vaulted ceiling and lovely views across the meadow towards the River Erme. A dressing room and en-suite complete this spacious and private retreat.







GARDEN & GROUNDS

The property is approached via a private drive and driveway, providing parking for several vehicles and access to the detached double garage and two useful stores.

The gardens are beautifully enclosed and exceptionally private. A level lawn extends across the front of the property, while the rear garden features attractive established borders, seating, and mature shrubbery. The surrounding meadowland and rural outlook provide a particularly peaceful backdrop.

SITUATION

Ermington is an attractive South Hams village, conveniently positioned between Ivybridge and Modbury, with surrounding villages including Ugborough also within easy reach. Centred around the distinctive St Peter and St Paul Church, the village offers a popular pub, The First and Last bistro and a well-regarded primary school.

Nearby Ivybridge provides a wide range of everyday amenities and a railway station with services towards Plymouth and Exeter, while the A38 offers convenient road links. Dartmoor, the South Devon coast and the wider South Hams countryside are all within easy reach.



Property Details

Services:	Mains water, private drainage, and oil-fired central heating
EPC Rating:	Current: D (60) Potential: C (77)
Tenure:	Freehold
Council Tax:	Band G
Local Authority:	South Hams District Council

Key Features

- Four-bedroom detached character property
- Private rural setting with views towards the River Erme
- Generous enclosed gardens with established borders
- Substantial principal bedroom with dressing room and en-suite
- Large sitting room with vaulted ceiling, exposed beams and log burner
- Detached double garage, two stores and ample parking
- Convenient for Ivybridge, the A38 and wider South Hams

Directions

From our Modbury office, take the A379 towards Plymouth; after approximately 2 miles turn right onto the A3121 following signs for Ermington and Ugborough. After approximately half a mile take the first turning left into Ermington village. Continue through the village towards Ivybridge. After approximately 1/2 a mile, turn right, signed The Paddock

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewings

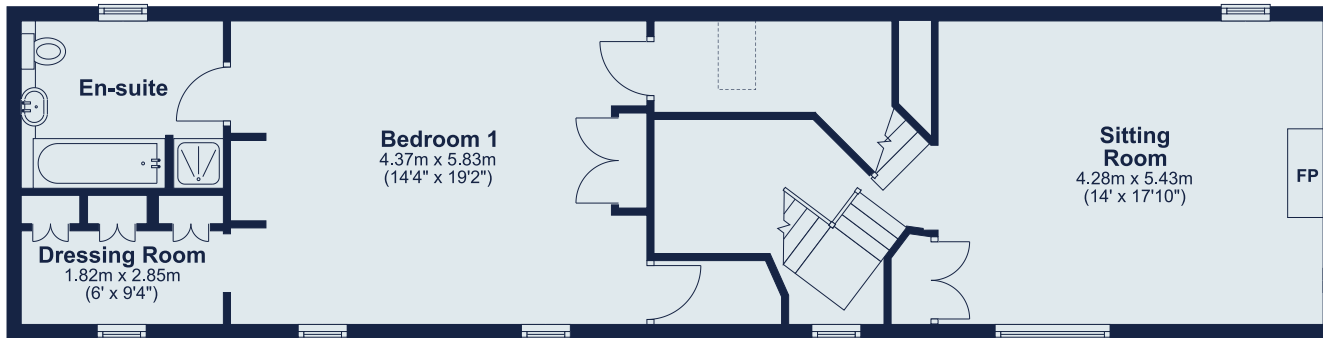
Strictly by appointment with the sole agents, Marchand Petit, Modbury



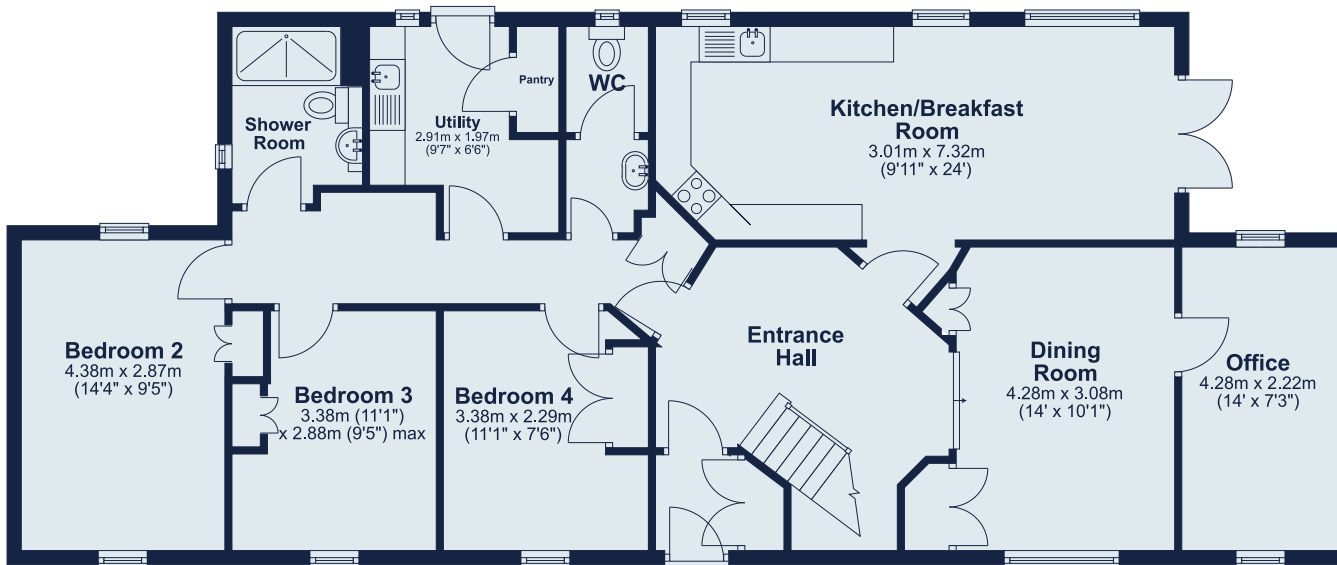


THE PADDOCK

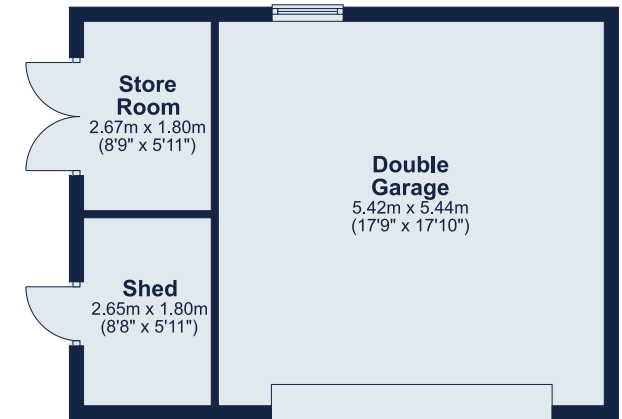
Total area: approx. 2581ft² | 240m²



FIRST FLOOR 849 ft² | 79 m²



GROUND FLOOR 1303 ft² | 121 m²



GARAGE 428 ft² | 39m²

FOR IDENTIFICATION ONLY - NOT TO SCALE

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.




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