



Erme Bridge Cottages, Ermington, PL21 9NN

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are pleased to present this attached period home set in a private location close to the centre of this popular village. Extended in previous years, the current owners have also carried out extensive works including the recent completion of a new roof on the main body of the house. Combining character charm with modern convenience, this 4-bedroom cottage offers a unique and special place to call home. Coming through the entrance via the parking area, you enter a large boot room/utility with integrated storage and a separate cloakroom. From here, you are invited through to the exceptional farmhouse kitchen which has been fitted with a range of oak, shaker-style units beneath a granite worktop, integrated appliances and impressive Range. With an open-plan aspect into the dining area, these rooms very much form the heart of the cottage; dominated by the notable 'tunnel' fireplace where an exposed stone and brick wall houses the warm glow of a wood-burner with the intimate sitting room beyond. The triple aspect sitting room has double doors to the picturesque garden and the kitchen also has direct access outside from the original farmhouse front door.

Upstairs there are 3 double bedrooms and a single, currently used as a dressing room. The super master bedroom is flooded with natural light from its south-facing views and boasts boutique quality with its luxurious ensuite, twin basins and level access shower. A beautifully appointed family bathroom completes the upstairs accommodation.

Outside the property is approached to the rear via a driveway shared with 2 other properties. There is a private parking and turning area with space for several vehicles and a substantial garage and workshop. Set against the backdrop of Erme Woods, the garden, bordered by established hedging and mature trees, showcases a large, paved terrace ideal for alfresco entertaining that overlooks the large level lawn stretching out before you. A truly fantastic spot to enjoy. Christopher's are delighted to market this gem and viewings are highly recommended.

Key Features

Extended & Renovated Period Cottage
Stunning Farmhouse Kitchen
Downstairs Cloakroom
Utility/Boot Room

4 Bedrooms
Modern Ensuite & Family Bathroom
South-Facing Garden and Views
Garage & Parking

Situation & Amenities

Ermington is a pretty village nestled in the enviable rolling South Hams hills, approximately three miles outside of Ivybridge and around twelve miles from the vibrant waterfront city of Plymouth. There is easy access to both Dartmoor and the beaches of the South Hams Coastline, in particular the Yealm Estuary at Newton Ferrers & Noss Mayo and there are also plenty of nearby public footpaths for some glorious countryside walks.

The historic village is home to the attractive church of St Peter and St Paul with its famous crooked spire and its namesake pub, a charming bistro as well as a boutique hotel and restaurant. Ermington's primary school is currently rated as Good and with its focus on community, the village shop, café, park and green have space to regularly host various clubs and groups as well as events laid on by the village committee.

It certainly has all a growing family, or the retired could wish for and more. Nearby towns of Ivybridge, Yealmpton and Modbury offer a wealth of amenities between them, including GP and Dental Surgeries, a minor injuries unit, two leisure centres with swimming pools, Libraries, Rugby, Football, Cricket and Tennis Clubs. Access to Exeter and Plymouth are made easy via the A38 and there is the Penzance-Paddington/London mainline from Ivybridge train station as well.

Services:

All Mains Services Connected.

Local Authority:

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

COUNCIL TAX BAND: E

Tenure: Freehold.

Viewings:

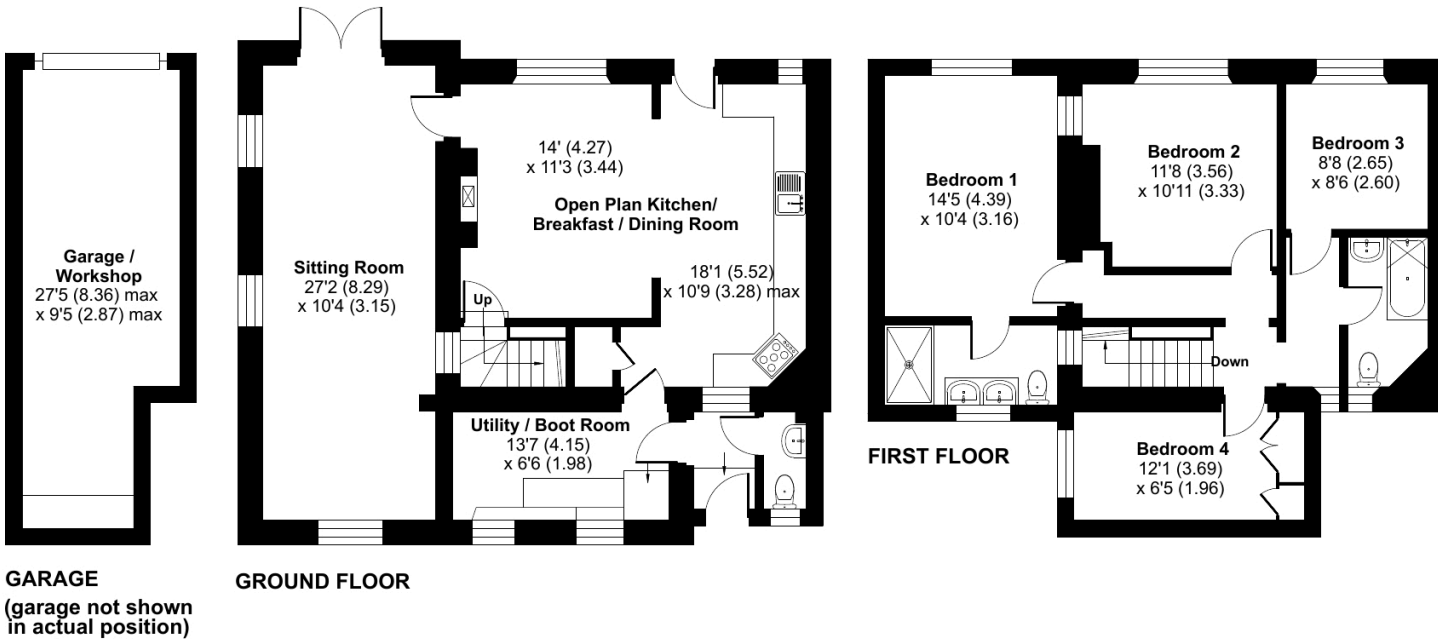
Strictly by appointment through
Christopher's South Hams
01752 746 550



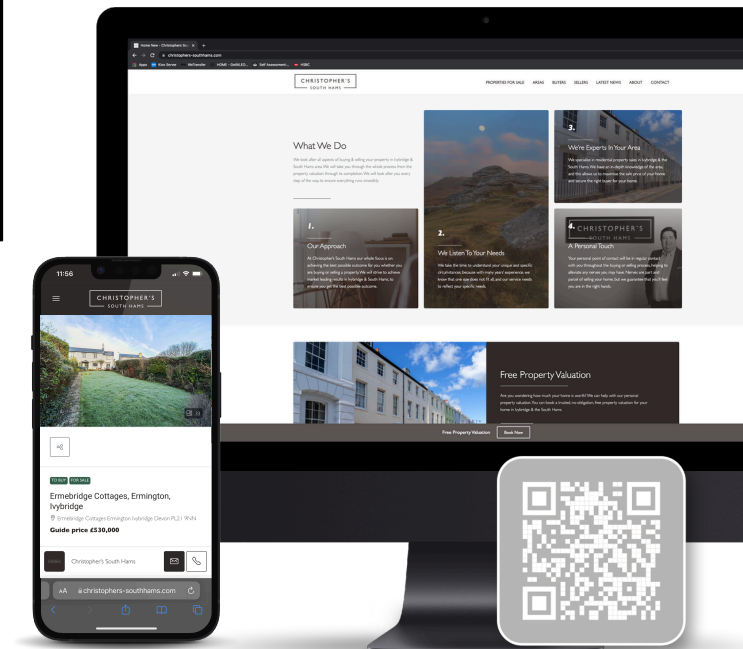
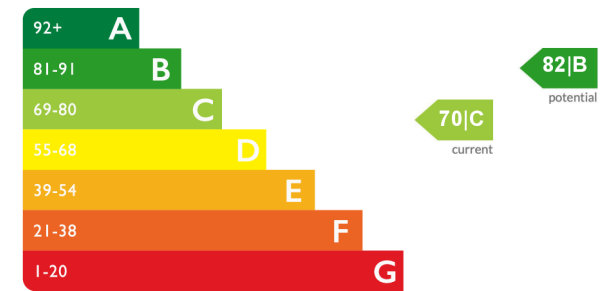
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Approximate Area = 1568 sq ft / 145.6 sq m
 Garage = 235 sq ft / 21.8 sq m
 Total = 1803 sq ft / 167.4 sq m

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). © nchemcom 2026. Produced for Christopher's South Hams Ltd. REF: 1395605



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