



Ash Grove, Ivybridge, PL21 0HX

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are delighted to market this immaculately presented link-detached family home. Recently extended and renovated, this superb property offers highly flexible accommodation with a wonderful finish. The showstopper to this home is the large rear extension that exudes elegance. Set against the backdrop of muted earth tones, the current owners have created a remarkable, contemporary space. The kitchen attracts both the discerning chef as well as the home cook, effortlessly blending robust and delicate qualities with its fantastic range of integrated appliances and large central island. The open-plan family and dining area is flooded with natural light from its sky lanterns and large bi-fold doors to the garden, however it retains an intimacy with its modern log-burner making this a terrifically versatile place to spend time with family and friends throughout the seasons. To escape the hustle and bustle, there is a separate sitting room, with another log burner, to retire to. Downstairs also offers a beautifully fitted utility room and well-appointed shower room bringing a flexibility to accommodate a dependent relative if needed. The utility also leads into the integral garage with a pedestrian door leading to the side pathway. Upstairs there are 3 double bedrooms and a generous single. The principal bedroom with its striking, vaulted ceiling also boasts an immaculate ensuite shower room and a splendid family bathroom completes the accommodation. Outside there is a private driveway with space for one vehicle in front of the garage. The pretty pebble garden with ornamental grasses that abuts the front door has been specifically laid to offer additional parking if required. A pedestrian gate to the side also gives access to the private, rear garden which wholly delights in its south-westerly position. Fully framed by high fencing, mature shrubbery and raised planters, this garden offers level lawn, large patio and a focal talking-point of a large, stone monolith water feature – all perfect for alfresco entertaining. There is also a large, functional timber shed neatly tucked away. Overall, this is an exceptional family home that should appeal to a wide audience and Christopher's cannot wait to show it.



Key Features

- Link-Detached Family Home
- Immaculate & Flexible Accommodation
- Impressive Open-Plan Family Room
- Further Reception Room
- Utility & Downstairs Shower-Room
- 4 Bedrooms
- Ensuite & Separate Bathroom
- Integral Garage with Electric Door, Light & Power
- South-West Facing Garden with Additional Rear Footpath Access
- Parking

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.

Electric Underfloor Heating in Rear Extension/Utility/Shower-Room.

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: C

Viewings:

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



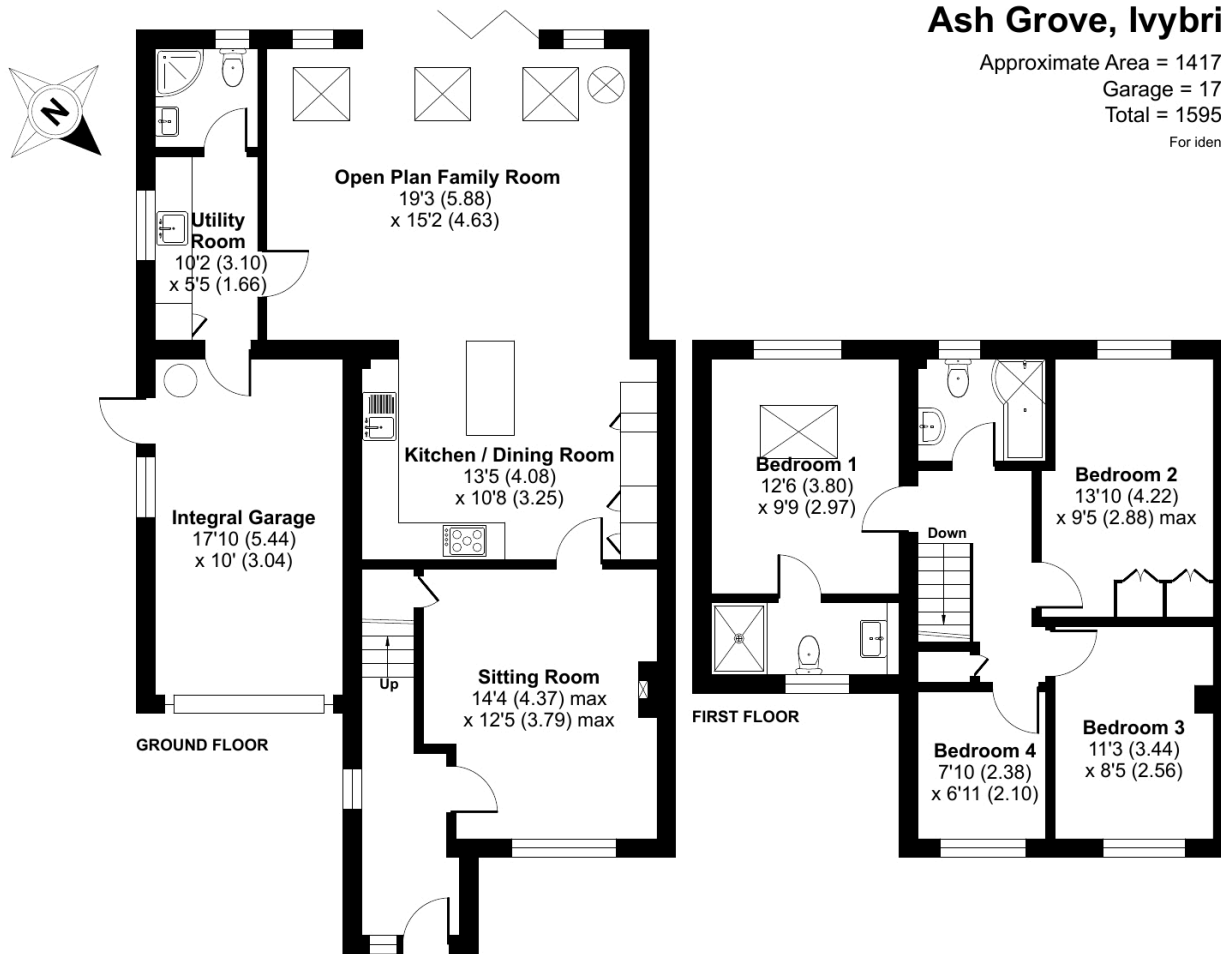
Ash Grove, Ivybridge, PL21

Approximate Area = 1417 sq ft / 131.6 sq m

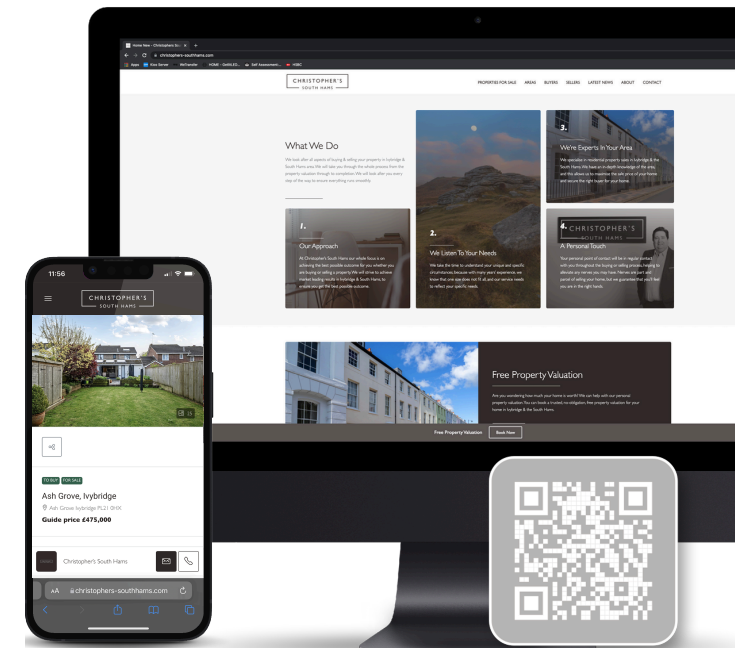
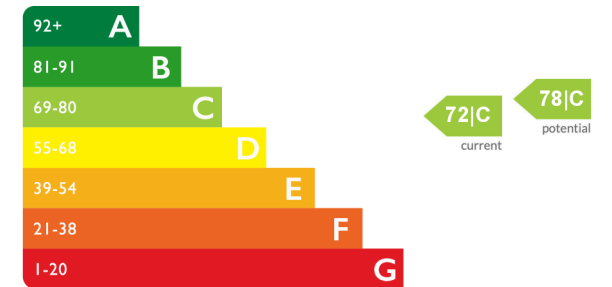
Garage = 178 sq ft / 16.5 sq m

Total = 1595 sq ft / 148.1 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: 1446232

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