



Maton Close, Ivybridge, PL21 0UD

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are delighted to market this superb, detached family home in the heart of Ivybridge.

Targeting a fabulously wide audience, this home would suit growing families, multi-generational living and those simply working from home; currently arranged to offer a self-contained 1-bed 'annexe' with its own entrance, the opportunities are endless. The main entrance welcomes you into hallway with downstairs cloakroom and stairs to the first floor. The spacious sitting room focuses around a redbrick fireplace housing a modern, ornamental gas fire. Circuitously flowing through one door to an adjacent conservatory or a semi open-plan dining room, these rooms are doused in natural light from their south-facing aspects both over looking and opening onto the rear garden.

The modern, well-appointed kitchen, bursting with accents of pastel green, offers ample integrated storage and appliances and acts as a portal through to a potential annexe. Benefiting from its own entrances, this space offers a second reception area with a double bedroom and ensuite above. Without feeling separated from the house, it lends itself to a plethora of functions from flexible home working, guest-suite, a retreat for labouring parents or even a slice of independence for a growing teenager.

Upstairs, in the main body of the house, are two double bedrooms and a generous single. A boutique quality shower room completes the accommodation.

Tucked away in a lovely corner plot, this home is approached by a driveway with space for 4 vehicles and there is a detached garage with light and power connected. Low maintenance gravel and path provide the perfect background for an array of tubs and planters to bring splashes of colour. A pedestrian gate to the side also invites you the private, south-facing rear garden which offers level lawn and crazy-paving patios all punctuated by an abundance of established shrubbery, dramatic specimen plants and maturing fruit trees; ideal for spending time with family and friends.

Offering substantially flexible living in a superb location, viewings are highly recommended.

Key Features

Detached
Downstairs Cloakroom
Conservatory
4 Bedrooms
2 Bathrooms
Flexible Living/Annexe Potential
South-Facing Garden with Outbuilding
Garage & Parking
Highly Convenient Location

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 fields, 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: D

Viewings:

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





Maton Close, Ivybridge, PL21

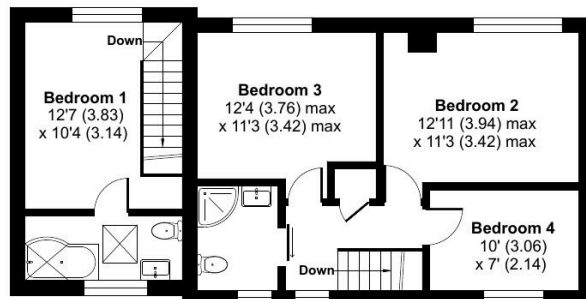
Approximate Area = 1462 sq ft / 135.8 sq m

Garage = 153 sq ft / 14.2 sq m

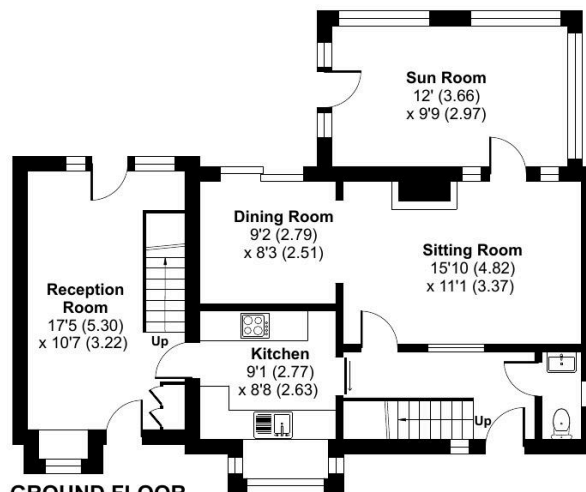
Outbuilding = 30 sq ft / 2.7 sq m

Total = 1645 sq ft / 152.7 sq m

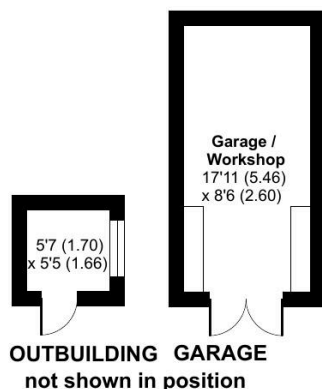
For identification only - Not to scale



FIRST FLOOR

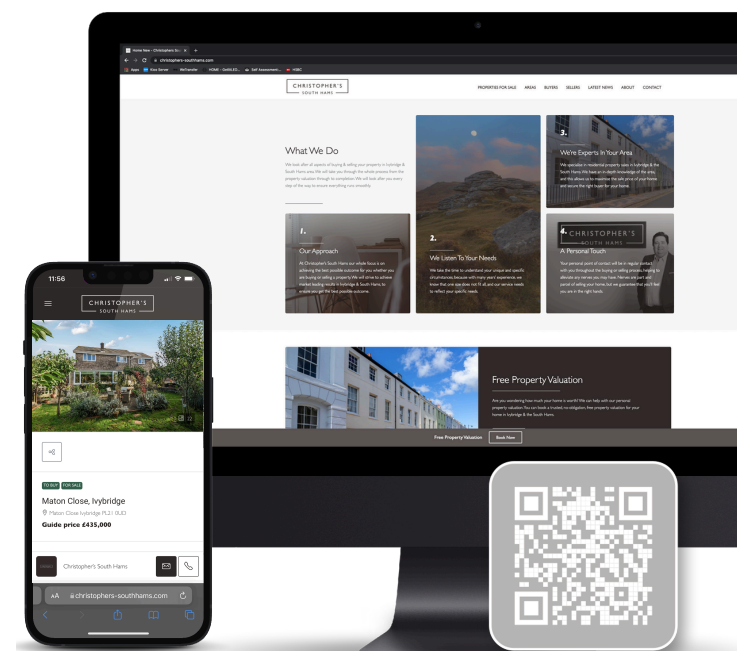
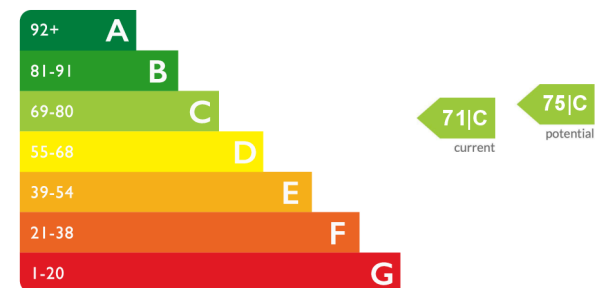


GROUND FLOOR



OUTBUILDING GARAGE
not shown in position

Energy Efficiency Rating



See more great properties or arrange your viewing by
visiting us online at www.christophers-southhams.com

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
Produced for Christopher's South Hams Ltd. REF: 1526432

CHRISTOPHER'S
SOUTH HAMS

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Christopher's South Hams, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Christopher's South Hams has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order. Taking photographs or videos of the property is not permitted unless the consent has been provided by the sellers. Viewers are also advised that whilst Christopher's South Hams have asked sellers to complete a questionnaire prior to marketing, there may still be devices at the property which record images/sound, that we believe are only used by the sellers for security reasons.

6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN
+44 (0)1752 746 550 | OFFICE@CHRISTOPHERS-SOUTHAMS.COM