

STAGS

Ivybridge House

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Blachford Road, Ivybridge, PL21 0AD

A38 1.5 miles Ivybridge 3 miles Plymouth 12 miles

- Private Position/Stylish Interior
- Bright and Spacious
- Well-proportioned Rooms
- Modern Fixtures and Fittings
- Lovingly Restored Features
- Landscaped Gardens
- Party/Games Room
- Gated Access/Triple Garage

Guide price £1,000,000

SITUATION

Located in a beautiful and tranquil position, totally hidden from view and enjoying spectacular privacy, yet within a short stroll from the centre of the village and National Park. On the southern foothills of Dartmoor, and on the northern side of the lovely South Hams with its stunning stretch of coastline, between the maritime port of Plymouth and the cathedral city of Exeter.

Access could not be easier, with the A38 Devon Expressway and public transport which is extremely well catered for with both rail and bus stations within an ambling distance. The amenities of Ivybridge are numerous and comprehensive with a wide range of shopping, recreational and cultural facilities including a thriving shopping area. It also benefits from a well equipped and modern leisure centre and schools of excellent repute, with a vibrant and friendly community.

Plymouth is readily accessible via the A38 with a wide range of facilities including a cross channel ferry port and mainline railway station (Plymouth to London Paddington 3 hours). On the doorstep are some breathtakingly beautiful walks.

Ivybridge has four reputable primary schools and an excellent community college one of Devon's highest achieving schools, one of very few schools that has had six consecutive Outstanding Ofsted reports.

DESCRIPTION

This wonderful late Victorian former rectory, enjoys all the splendour that former rectories are renowned for. Originally constructed for the Canon of the diocese and his family and set in almost an acre of formal gardens, hidden from view behind an electronic gate which opens to a driveway that sweeps around to reveal this beautiful home.

Refurbished and updated to a high standard by the current owners, who have been extremely sympathetic to the original character, yet brought this wonderful home into the twenty first century.

The house itself offers flexible accommodation and will be easily adaptable to the next custodians needs. On the top floor could easily be a self-contained suite and the triple garage and first floor gym could also be converted into a detached dwelling, subject to the relevant



A stunning former late Victorian Rectory located in a beautiful and tranquil position, hidden from view and recently refurbished.





permissions. In addition there is a selection of outbuildings which again offer further potential. The spacious ground floor reception accommodation includes four reception rooms, with garden room, and kitchen with adjoining utility. To the first floor there are three bedrooms and the family bathroom. The master suite is an impressive room and benefits from a walk-in dressing room and adjoining en-suite shower room. The top floor there are a further three bedrooms and an additional family bathroom.

Today this extremely comfortable family home with sumptuous modern design with a classic twist perfectly showcases the period architecture.

ACCOMMODATION

Originally penned by the respected architect W.D. Caroe, this imposing and extremely comfortable family house is set in beautiful gardens just a short distance from the River Erme. Approached via gated entrance along a sweeping tarmac driveway which leads to a generous parking area and triple garage.

Crossing the threshold into an impressive entrance hall with doors to the principal reception accommodation and an impressive staircase rises to the first and second floor, which is complimented by a secondary servant's staircase. The Drawing room is a generous dual aspect room with warming fireplace. The formal dining room, is perfect for entertaining, there is also a sitting room with a feature fire place, and an elegant, handmade bar. This room naturally flows into the modern green oak framed Garden Room. This impressive, yet comfortable room has a vaulted ceiling under a slate roof and French windows which open onto the terrace. With under floor heating, even in the colder months this room can be enjoyed.

The bespoke designer shaker style kitchen, is superb with painted wooden units under granite worktops with a Belfast sink and central island. The kitchen is adequately served by a spacious pantry and utility room. There is further potential to extend the kitchen for which there is planning permission in place.

Upstairs all of the bedrooms are of a generous size with full height ceilings and have been sympathetically decorated. The master bedroom suite, is impressive with a dressing room and adjoining shower room, all the bathrooms are of a high specification.

The property has been enhanced throughout with the benefits of modern fittings and energy-efficient systems such as an updated gas central heating system. The home also benefits from a state of the art centralised music system and CCTV monitoring system.

GARDENS AND GROUNDS

The gardens are generous and largely level, extending to around an acre, beautifully landscaped and radiate tranquility, yet are remarkably easy to care for. Behind the house is a stylish modern Art Deco inspired canopy covering the endless Swimming Pool. This is a sunny and relaxing entertaining area. Beyond the manicured lawns and well tended flower beds with specimen Acer trees and a glorious Magnolia, is a terrace with water feature, including a waterfall feature pond. Above the triple garage is a gymnasium, with further potential.

SERVICES

Mains Drainage. Mains Electricity. Mains Gas. Mains Water. Broadband.

COUNCIL TAX BAND

Council Tax Band G.

TENURE

Freehold.

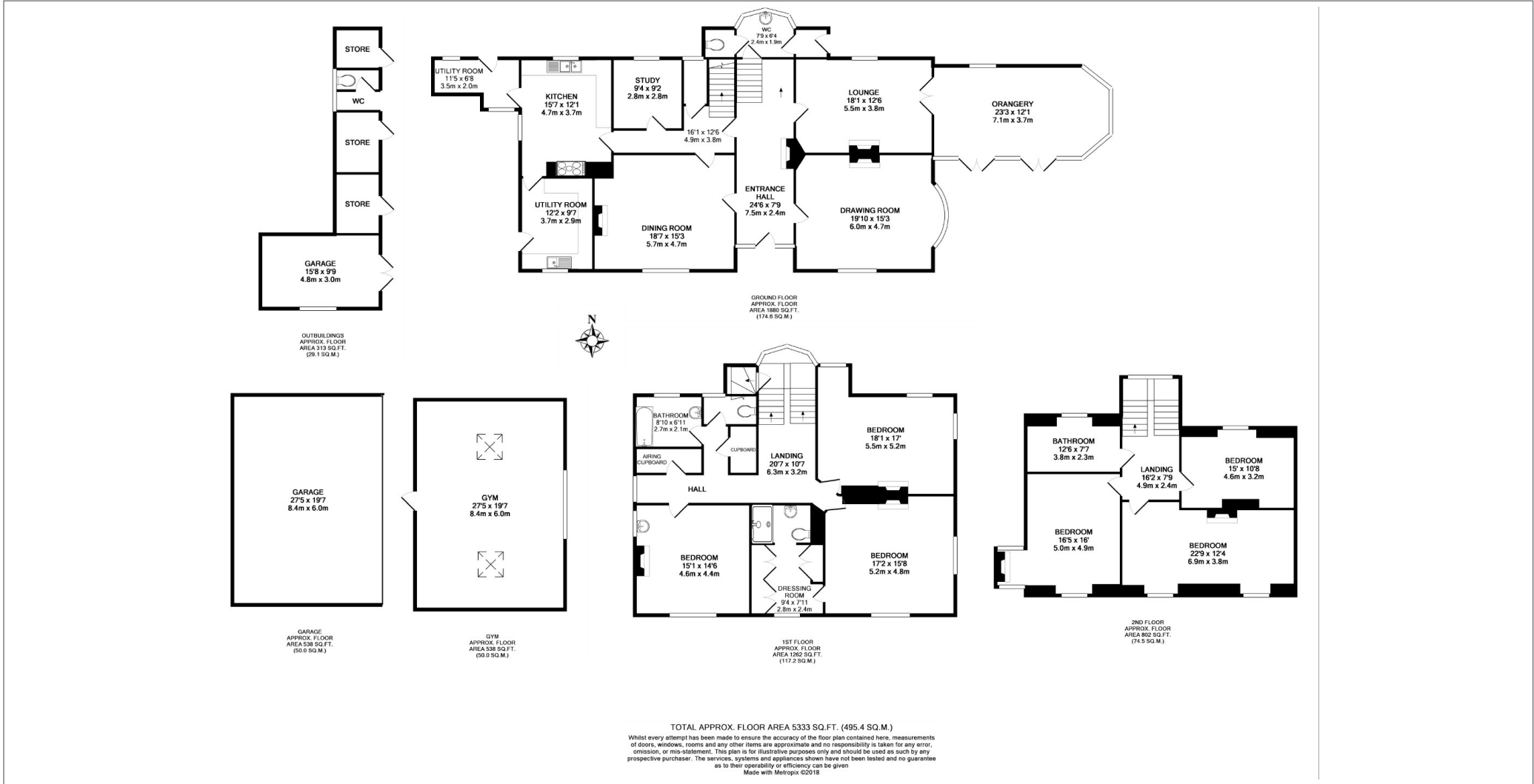
VIEWINGS/NEGOTIATIONS

By appointment through Stags Plymouth Office: 01752 223933 or Email: plymouth@stags.co.uk.

DIRECTIONS

From the A38 exit towards Ivybridge, follow the road through the Town and past the PB fuel station, on your right and the little Tesco on your left, at the roundabout turn and pass over the river Erme, follow the road as it turns sharply to the right, at the end of the road turn left. Passing the pretty St John's Church turning into the driveway on your right.





These particulars are a guide only and should not be relied upon for any purpose.



Stags
34-36 North Hill, Plymouth, Devon, PL4 8ET
Tel: 01752 223933
plymouth@stags.co.uk

