



BROADY PARK

Filham - Ivybridge - Devon



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Filham - Ivybridge - Devon - PL21 0LR

Ivybridge Town Centre 1.4 miles; A38 1.9 miles; Plymouth 12.8 miles & Exeter 34.2 miles



A rare find in such a convenient location, Broady Park is a superb equestrian property comprising an impressive detached barn conversion, stabling for five horses and two accompanying cottages set amongst 3.87 acres of gently sloping pasture land within walking distance of Ivybridge Town Centre and excellent hacking on Dartmoor National Park.

Freehold Guide Price £1,000,000



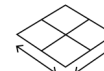
4



7



3



442sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 8 Erme Court, Ivybridge, Devon, PL21 0SZ

Tel: 01752 393737 Email: residential.ivybridge@gth.net

INTRODUCTION

Broady Park has been a much loved home by its current owners for many years and now presents a rare opportunity to purchase a substantial equestrian property or smallholding located within the exclusive Filham area of Ivybridge; close to local amenities and transport links. Set amongst 3.87 acres of gently sloping pasture land, accompanied by a detached stable block with stabling for five horses, Broady Park enjoys excellent hacking onto Dartmoor. Additionally two generous cottages accompany the property, providing excellent income potential.

DESCRIPTION

A detached stone and granite barn conversion sits proudly within the 3.87 acre site and provides a spacious family home with interesting reverse level accommodation which is all in very good condition. There are numerous entranceways to the property, however our clients currently use the external granite staircase which rises to the first floor as their main entrance.

Upon entry you are welcomed by a sizeable and nicely fitted kitchen/breakfast room which enjoys a dual aspect with lovely views over the land. The kitchen comprises a range of bespoke wooden wall and base units with a solid wooden worktop and Belfast sink; including integrated appliances such as oven, hob, cooker hood, dishwasher and fridge. A door leads through to a central hallway where stairs lead down to the lower ground floor. Another door from the hallway then provides access to the main living space for the home, being a delightful open plan lounge and dining room which benefits from windows to the front and rear, with lovely views across the gardens and surrounding land. Attractive beamed ceilings span the entirety of this space and there is a feature stone fireplace with wood-burning stove as a focal point of the living area. Patio doors lead to the rear garden and an opening then leads through to a useful additional room found just off of the living space, currently arranged as a home office however offers potential for a fourth bedroom or play room.

Taking the stairs down to the ground floor, a central hallway area gives access to the accommodation on this level and provides a useful area for storage as well as a large cupboard. There is also a



separate WC located just off of the hallway. Three bedrooms are located on this level, including a large master bedrooms which enjoys fitted wardrobes and an open en-suite shower area, and two further double rooms. The family bathroom has been modernised in recent years and includes a tiled bath with overhead shower, toilet and basin. Finally there is a hidden room located off of the master bedroom which is currently arranged as a useful laundry room with direct access to outside, perfect for hanging out washing.

OUTSIDE

Approaching Broady Park from the front is a central yard area which provides off-rod parking for numerous cars and gives access to the main house, two cottages and the stables. At the rear of the home is a



delightful private garden area which includes a large initial decked seating area with pretty planted borders, a perfect area for capturing the summer sunshine and entertaining. Beyond the decked area is a large level lawn which can be accessed from the property itself or via a gate onto the driveway. Beyond the gardens are three paddocks of gently sloping pasture land, enclosed by wooden fencing and nature Devon hedges. There are field shelters in the two larger fields as well as mains water.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Oil-fired central heating. Private drainage via a septic tank.
Council Tax: South Hams District Council - **Band E**

2 & 3 BROADY PARK COTTAGES

Included with the sale of Broady Park are 2 & 3 Broady Park Cottages, presenting a fantastic opportunity for a purchaser to not only acquire an impressive rural home, but also income potential with two properties to let. One of these cottages can be let as a residential property on a short term tenancy agreement, whereas the other is restricted to holiday letting only at present.

2 Broady Park Cottages is a very charming property with an appealing layout and this cottage has continuously been successful as a holiday let. Upon entry an entrance hallway greets you and houses the stairs to the first floor. There are two rooms on the ground floor, being a spacious kitchen/diner with a large understairs cupboard and comprises a range of wall and base units with spaces provided for a free-standing oven, fridge/freezer and washing machine. On the first floor there is a central landing, two superb bedrooms with vaulted ceilings and exposed beams, alongside a modern bathroom.

3 Broady Park Cottages comprises of a former barn which has been converted into a sizeable two bedroom home. Upon entry to the property you are greeted by one expansive ground floor space and within this space is the kitchen, dining and living area. There is a feature wood-burning stove and a spiral staircase rises to the first floor. On the first floor there is landing area, two well proportioned bedrooms, bathroom and a separate WC.

Each property benefits from its own outdoor area, with 3 Broady Park Cottages enjoys a private parking area, enclosed garden and a studio within the garden. 2 Broady Park Cottages has a small terrace area at the front.

SITUATION

Located within the sought-after area of Filham, Broady Park enjoys unrivalled convenience within an attractive rural situation. Located within walking distance of the property is Ivybridge, a town known as The Gateway to the Moors, making it the perfect place to own an equestrian property such as this due to the countless hacking opportunities onto Dartmoor National Park. Ivybridge has a bustling high street with an array of local shops, cafes, restaurants and other amenities; including a leisure centre which has two indoor swimming pools, a fully equipped gym, squash courts and hosts multiple classes. Regular transport links operate across the town, including

buses which run between Ivybridge and surrounding areas across the South Hams, as well as the city of Plymouth. Ivybridge Railway Station is situated on the eastern edge of town and further connects the area with numerous locations across the South West as well as London via Paddington Station. There are a selection of very popular primary schools dotted across Ivybridge, with the closest being Stowford Primary School which is well regarded locally. Ivybridge Community College is the town secondary school and is also very well regarded across the area.

The South Hams offers a huge selection of beautiful spots to visit, including places such as Kingsbridge and Salcombe which sit along South Devon’s striking coastline. Broady Park is ideally situated between Dartmoor National Park and the coastline, being within walking distance of the moors and thousands of miles of open landscapes, as well as circa 20 minutes drive from the coast with

beaches such as Mothecombe and Bigbury being nearby.

DIRECTIONS

What3words:///quintet.employers.quicker

ADDITIONAL INFORMATION

Broadband: Superfast broadband is available—highest available download speed 38 Mbps, highest available upload speed 8 Mbps. (Ofcom).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

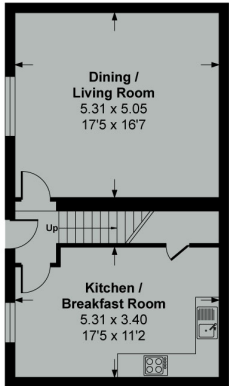
Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



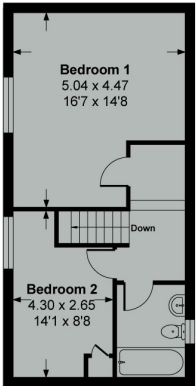


Broady Park, PL21

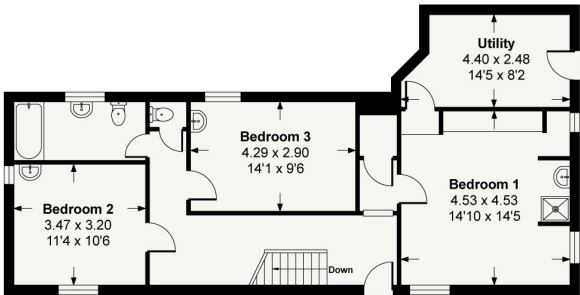
Approximate Gross Internal Area = 166.3 sq m / 1791 sq ft
Approximate Cottages Internal Area = 185.8 sq m / 2000 sq ft
Approximate Outbuilding Internal Area = 89.5 sq m / 963 sq ft
Approximate Total Internal Area = 441.6 sq m / 4754 sq ft



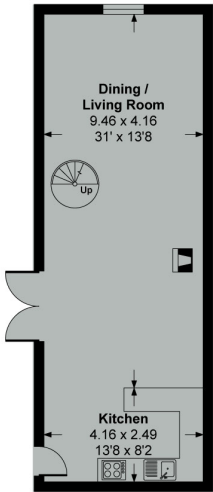
Ground Floor



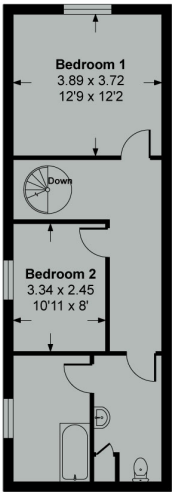
First Floor



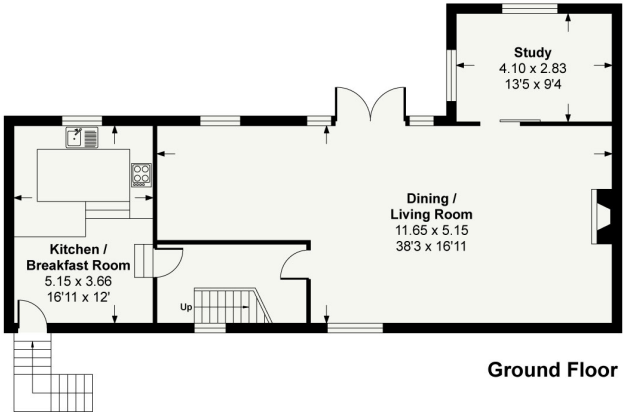
First Floor



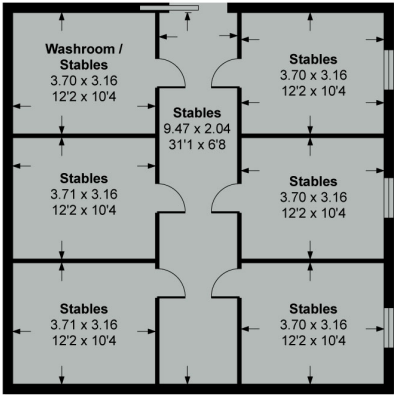
Ground Floor



First Floor



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography



Score	Energy rating	Current	Potential
92+	A		
81-91	B		68 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

