



Thorn Court, Bittaford, PL21 0ES

CHRISTOPHER'S
SOUTH HAMS

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Christopher's South Hams are delighted to present this substantial 5-bedroom bungalow in this highly sought after moorland village.

Sitting in an elevated position, Thorn Court commands exquisite panoramic views to the south and seamlessly blends into its own landscape.

A covered porch invites you into the bungalow which has been expertly designed to separate living and sleeping accommodation. The hugely impressive sitting/dining room immediately draws you in, boasting a triple aspect and absorbing the south facing views from all angles.

The immaculate modern kitchen/breakfast room which has been recently updated sits adjacent with external access to a patio area. Following the entrance hallway guides you to the 5 double bedrooms. The master bedroom benefits from a beautiful ensuite shower room and extensive built in wardrobes. A second bedroom also has integrated storage. There is a luxurious family bathroom and a second well-appointed shower room as well. A handy utility area leads into the integral double garage and workshop where there is also light and power connected. Outside, Thorn Court is approached by a private and gated driveway which rises and curves around to a level parking area for several vehicles. Manicured lawns sweep around the bungalow interspersed by mature shrubs and trees and all the while dominated by the stunning views.

Tucked up high, you have your own private piece of paradise and due to the remarkable size of plot, there would be scope for further development subject to the relevant consents.

An absolute 'must-see'.

Key Features

- Village Setting
- Bungalow
- Remarkable Plot Size
- Stunning Panoramic Views
- 5-Double Bedrooms
- 3 Luxurious Bath/Shower Rooms
- Large Gardens
- Double Garage/Workshop
- Ample Parking
- Potential for Further Development (STRC)

Situation & Amenities

The historic village of Bittaford near Ivybridge nestles under the local landmark viaduct and is bordered by the Dartmoor National Park. Offering superb transport links, the village sits on the edge of the B3213 and access to the A38 to Exeter or Plymouth is within easy reach with regular bus services. The nearby train station in Ivybridge offers the picturesque Paddington – Penzance line as well. Bittaford offers a pub, village hall and children's play area and is a great starting point for many walking and cycling routes. It is ideally situated to benefit from many surrounding amenities as well as the natural environment on its doorstep. Alongside the bus/train provision, a continuous footpath will take you all the way from the village into Ivybridge which is approximately a 2-mile gentle stroll alongside the stunning South Hams views.

Ivybridge is a family-orientated town 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 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. There is a good choice of primary schools in the area including the nearby village of Ugborough, and 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, together with two medical centres, a minor injuries unit, several dentists, two leisure centres with swimming pools, fitness suites, and various health classes. If golf is your escape, then there is the 18-hole course at nearby Wrangaton set against the backdrop of the beautiful Ugborough Beacon views. There are also the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all adding to the community focus of the town.

Services

Mains Electricity. LPG Gas.
Mains Water. Private Drainage.

Local Authority

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

COUNCIL TAX BAND: E

Tenure

Freehold.

Viewings

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









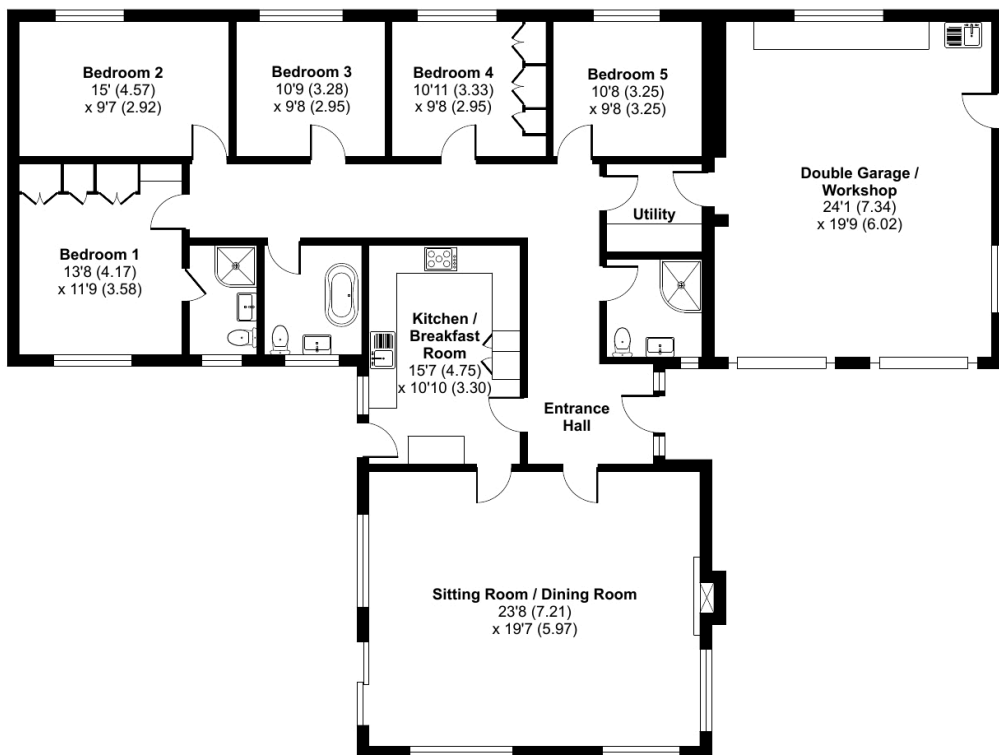
Bittaford, Ivybridge, PL21

Approximate Area = 1802 sq ft / 167.4 sq m

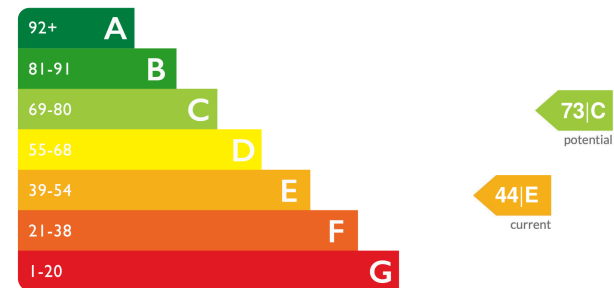
Garage = 476 sq ft / 44.2 sq m


Total = 2278 sq ft / 211.6 sq m

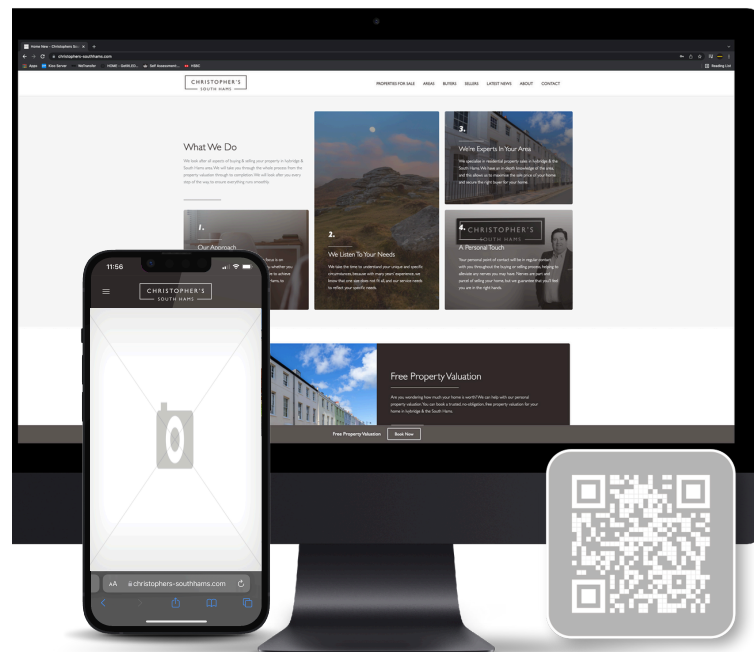
For identification only - Not to scale



Energy Efficiency Rating



 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdcom 2023. Produced for Christopher's South Hams Ltd. REF: 1054430



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