



Grove Villa, Bittaford, PL21 0EA

CHRISTOPHER'S  
SOUTH HAMS



Sitting amidst this quintessential village lane is this beautifully renovated Victorian Villa that exquisitely preserves nods to its history as it showcases exposed beams, stonework and high ceilings.

An impressive semi-open plan entrance welcomes you into this superb, detached home, with two large reception rooms divided by the central staircase. The immaculate sitting room enjoys a light and bright, double aspect and feature fireplaces (including a Stovax Multi-Fuel Burner), whilst the dining room flows through to the kitchen and generates a highly sociable and circuitous flow for the ground floor accommodation.

Fully remodelled, the kitchen is an outstanding space with integrated appliances including twin Samsung ovens and a wonderful, hand-built island (that also discreetly houses useful plug-points).

With an exceptional extension completed in 2021, Grove Villa increases its flexibility to have either 4 bedrooms and 2 reception rooms or 3 bedrooms and 3 receptions. Currently used as an additional family room, the extension lends itself to creating a rather grand master (or guest) suite, with the benefit of its neighbouring, luxurious shower room that brings a touch of 'boutique country chic'. With bi-folding doors onto the gardens, this is a very multi-functional room offering a plethora of opportunities.

Upstairs there are 3 double bedrooms and an elegant family bathroom. Hugging the villa on all sides, are various areas of low maintenance garden, patio and hardwood decking all enclosed by fencing and established hedging that adds to the privacy and seclusion of this very picturesque spot.

A particularly special feature of the garden is the outdoor kitchen and BBQ area on a south-facing terrace as well as an area for a fire pit, making this a dream space in which to entertain family and friends.

To the rear of the property is a converted outbuilding, fully insulated and with electricity and wifi, is currently used as a home office. A further detached, double garage/workshop also has light, power and water connected – and there is a pedestrian door to the garden to bridge these two spaces. There are also two private driveways with ample parking.

Boasting well-proportioned rooms, this utterly fantastic home offers an incredible wealth of versatility and has been lovingly renovated by the current owners with a true respect in blending the period charm with a contemporary lifestyle. Viewings are highly recommended and Christopher's South Hams can't wait to show it off.



## Key Features

Moorland Village Location  
Detached Victorian Villa (not Listed)  
Immaculate Renovation  
2/3 Reception Rooms  
3/4 Double Bedrooms

2 Bathrooms  
Well-Appointed Utility Room  
Converted Outbuilding  
Double Garage/Workshop  
Ample Parking

## 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. With the pretty River Erme flowing from the moors through the middle of the town, 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. 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. Ivybridge offers 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. 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.

**Services:** Mains Water. Mains Drainage. Mains Electricity. **Tenure:** Freehold.  
Oil-Fired Central Heating.

(including underfloor heating in kitchen, entertaining areas & downstairs shower).

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 and coverage.

## Local Authority

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE  
**COUNCIL TAX BAND:** E

## Viewings

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









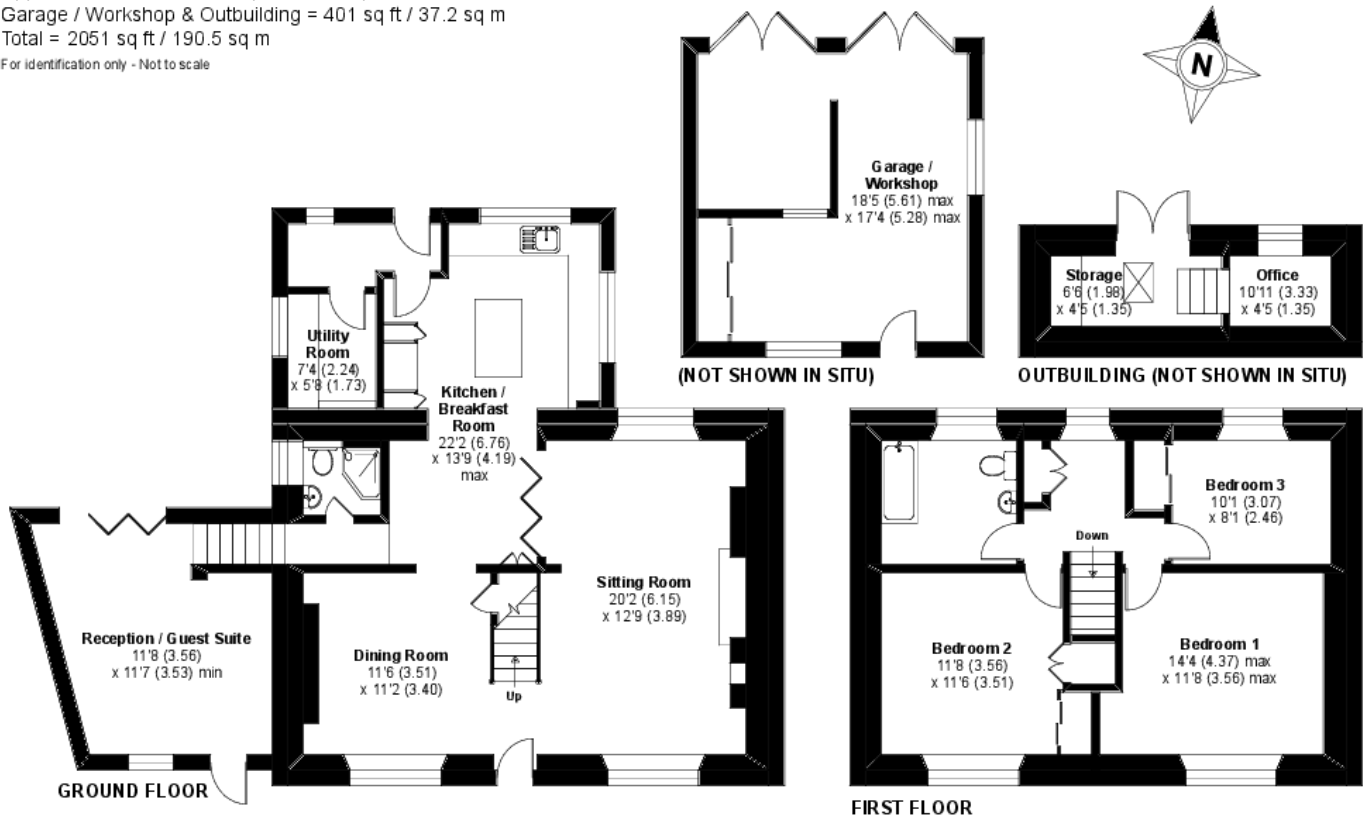






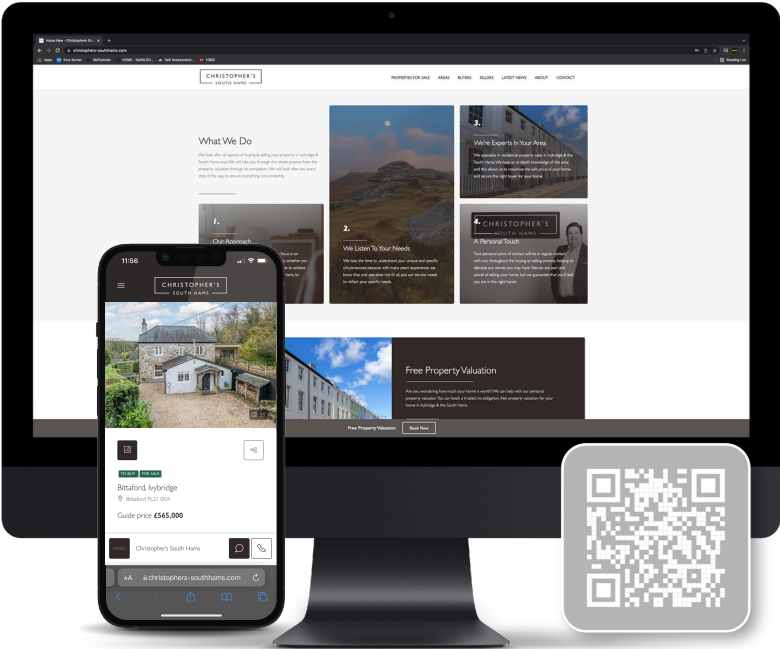
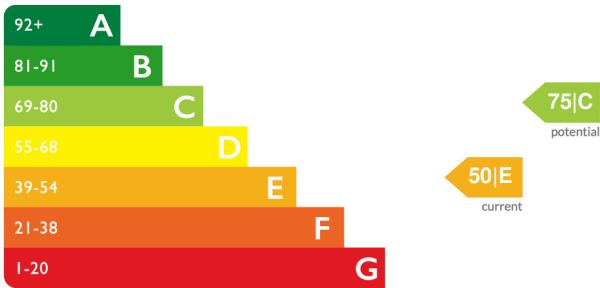
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Approximate Area = 1650 sq ft / 153.2 sq m  
Garage / Workshop & Outbuilding = 401 sq ft / 37.2 sq m  
Total = 2051 sq ft / 190.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (PMS2 Residential). © nichecom 2024. Produced for Christopher's South Hams Ltd. REF: 1220285

Energy Efficiency Rating



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