



Earlscombe Mill, Bittaford, PL21 0LD

CHRISTOPHER'S
— SOUTH HAMS —

With part of its name 'combe' rooted in the old English references for small valley, or hollow on the side of a hill, Earlscombe Mill is ideally sheltered within the beautiful South Hams valleys. Being one of a few remaining Victorian mill sites in the area, Earlscombe's residential conversion sensitively retains its stature and presence and now offers spacious accommodation laid out over 3 storeys. Each floor has direct access outside giving the whole property an immense amount of flexibility.



This fantastic home currently offers 4 double bedrooms across 2 floors and a great open-plan kitchen and living space embracing an entire floor of its own. As well as the two immaculate bedrooms downstairs, the lower ground floor, formerly used as an annexe, also offers a well-appointed utility room and a wet-room ensuite. A rear inner-hall houses the solid wood staircase that trundles and winds its way through all floors.

On the first floor is another double bedroom and a combined 4th double/reception room, both wonderfully spacious and bathed in natural light, taking in the attractive countryside surroundings. A family bathroom sits betwixt the two rooms and completes the first-floor accommodation. The true show-stopper is the impressive open-plan space that given the mill's layout and design, the current owners use as their primary entrance level. Cleverly defining the areas via the staircase, the kitchen/dining area is doused in natural light from large skylights, whilst low-level windows in the sitting room are the perfect height to take in the charming views and pretty, rural outlook whilst relaxing in your favourite chair; a lovely place to retreat to as well as a fabulous welcome to this home. Showcasing incredibly high ceilings, original beams and generous windows gives a nod to this home's history.

Outside, this home is primarily accessed via a 5-bar gate which leads to a large parking and turning area in front of a detached, double garage; a pedestrian gate beyond invites you to a gravelled, seating area which in turn takes you to the second-floor level of the mill. Due to the very individual arrangement of this setting however, there are various points from which to approach with parking areas at each storey.

Past the garage is an expanse of level lawn enclosed by mature trees – a sheltered, private hideaway to spend time with family and friends.

In essence, this is a fantastic home with huge scope to attract a plethora of buyers. From those looking for multi-generational living, working from home or just to have that extra space for growing children, the possibilities are endless and viewings are highly recommended.

Key Features

Detached Mill Conversion (not Listed)

Period Features

4 Bedrooms

2 Bathrooms

Utility

Double Garage

Garden and Seating Area

Possibilities for multi-generational living

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 Electricity. Oil Fired Central Heating. **Tenure:** Freehold.
Private Water. Shared Private Drainage.

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: E

Viewings:

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

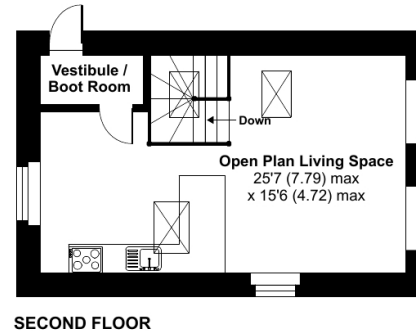
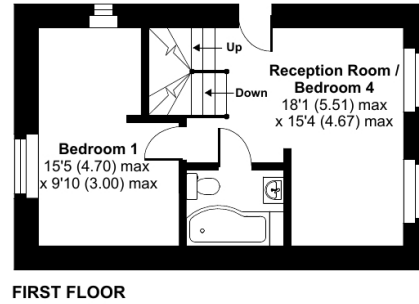
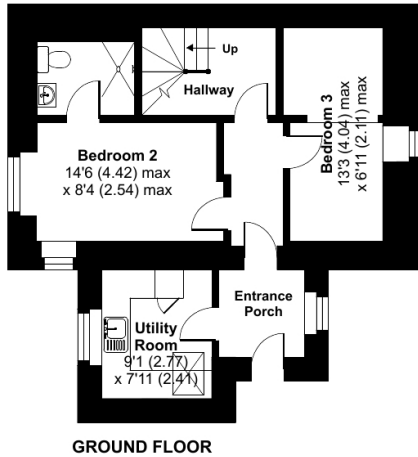
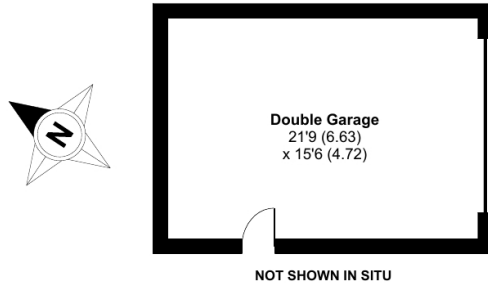






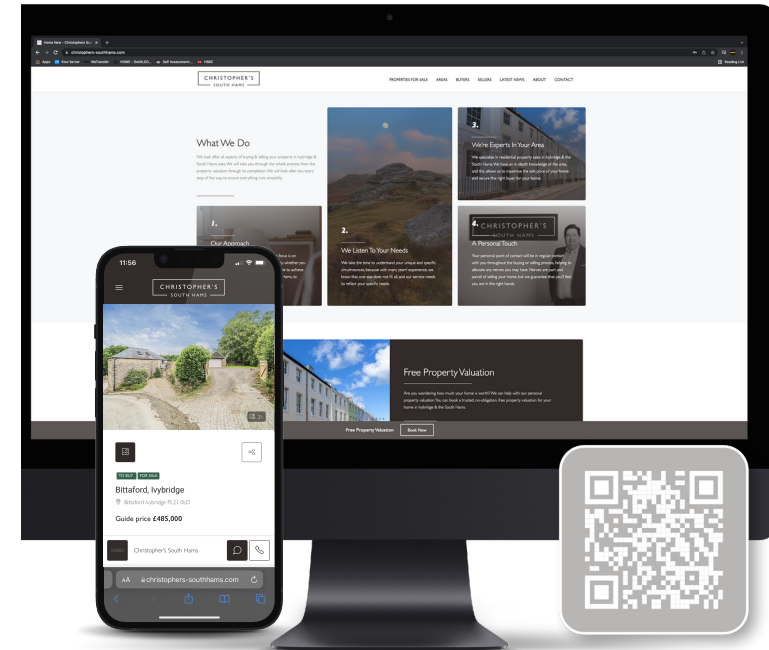
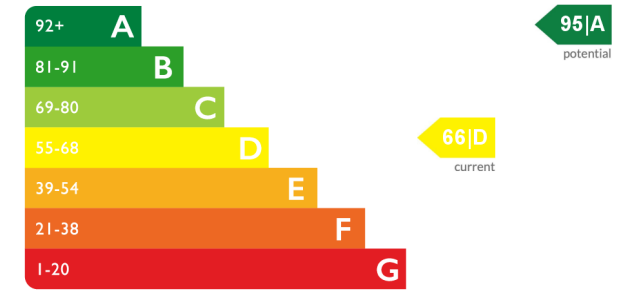
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Approximate Area = 1280 sq ft / 118.9 sq m
Garage = 340 sq ft / 31.5 sq m
Total = 1620 sq ft / 150.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntkchcom 2025. Produced for Christopher's South Hams Ltd. REF: 1316094

Energy Efficiency Rating



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SOUTH HAMS

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