



Fairview, Ugborough Road, Bittaford, PL21 0ER

CHRISTOPHER'S  
— SOUTH HAMS —





Christopher's are proud to present this immaculate detached 3-bedroom bungalow which has been lovingly renovated by its current owners in recent years. With immense imagination they have created a fabulous home with beautifully-appointed accommodation. Cleverly designed, this bungalow separates the living rooms and bedrooms but shows its flexibility still where the utility space has been adapted from a former study and now offers an additional kitchen area. A particular feature of this home is indeed the large kitchen/dining room overlooking the landscaped garden which offers an ideal space for entertaining. With double doors opening onto a timber deck, it also takes advantage of the glorious moorland views and is very much the heart of this home. The lovely double aspect sitting room with picture window also delights in wonderful views of Dartmoor and Bittaford village. There are 3 super double bedrooms including a master with ensuite and a family shower room. There is an integral workshop/former garage with double doors to the driveway and further storage space underneath the bungalow accessed with doors from the garden. From the lane, an open entrance leads to a parking and turning area with space for a number of vehicles. This is turn gives access to the covered porch and two side entrances inviting you to the rear of the property. Beautifully landscaped, the garden is encased by a wide variety of mature shrubs, trees and flowers and offers 3 separate seating areas with which to enjoy the south westerly aspect at any time of the day. A truly magnificent spot!



## Key Features

Detached Bungalow  
Beautifully Renovated  
Stunning Kitchen/Dining Room  
3 Double Bedrooms

Spectacular Views  
Parking  
Workshop/Storage  
Landscaped Garden

## 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 making it a very vibrant place. 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:** All Mains Services Connected.

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.

### Viewings:

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

**Tenure:** Freehold.

### Local Authority:

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE  
**COUNCIL TAX BAND:** E  
**PLANNING AUTHORITY:**  
Dartmoor National Park  
Bovey Tracey, TQ13 9JQ





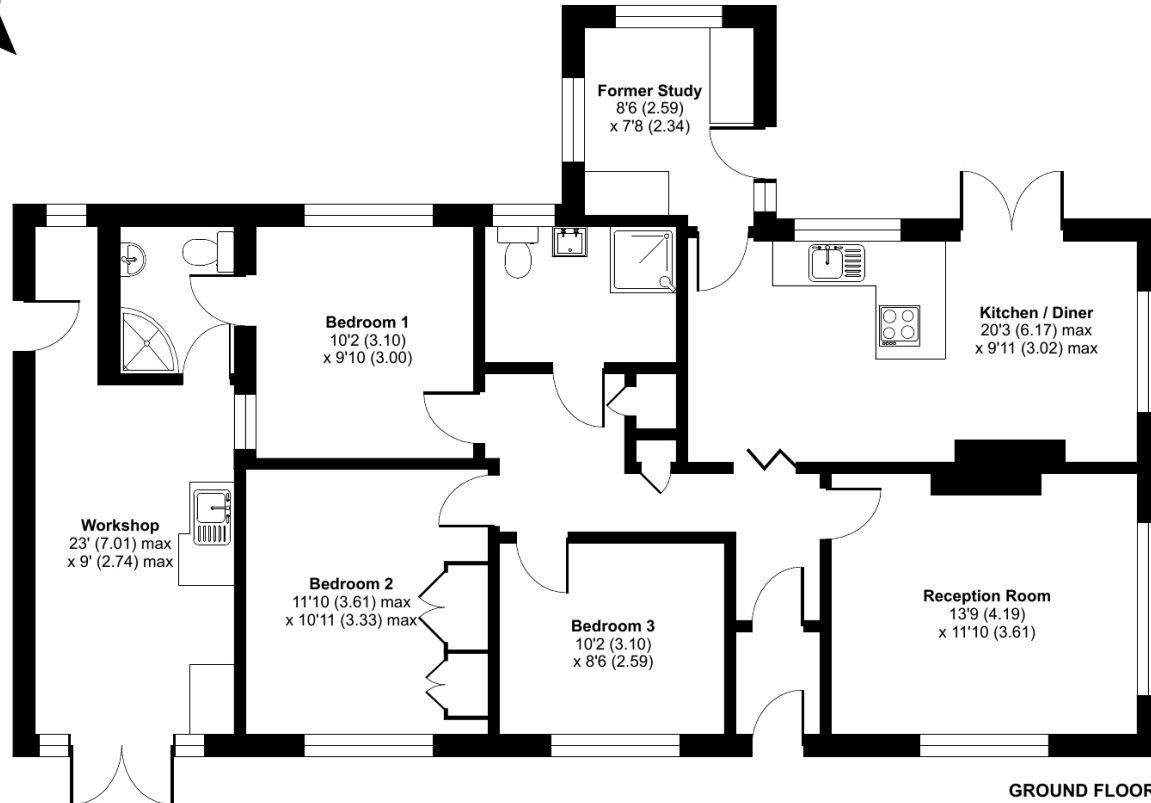




## Fairview, Bittaford, Ivybridge, PL21

Approximate Area = 1203 sq ft / 111.7 sq m

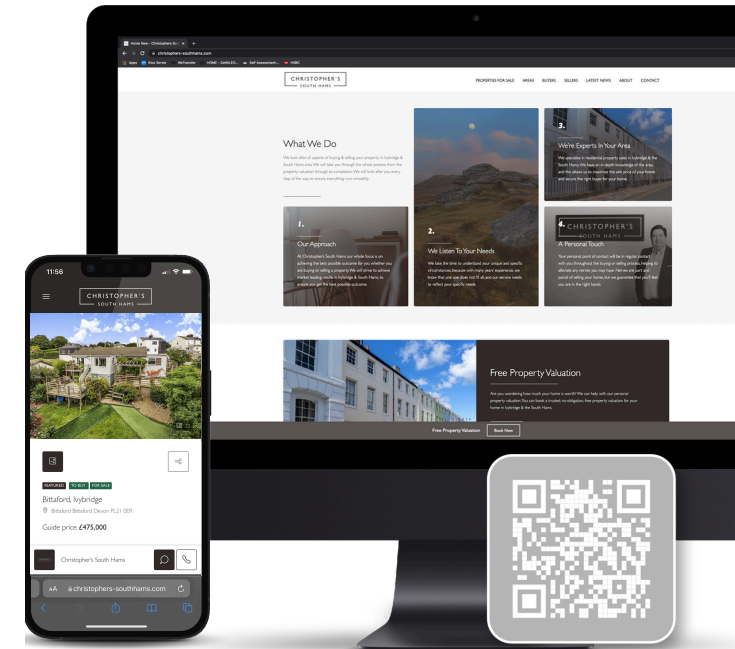
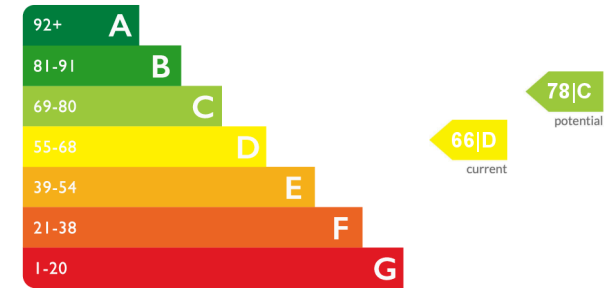
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Christopher's South Hams Ltd. REF: 902728

## Energy Efficiency Rating



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SOUTH HAMS

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