



Cherry Trees, Moorhaven, PL21 0XQ

CHRISTOPHER'S  
SOUTH HAMS

Elegant and substantial are the only way to describe this luxurious country-homestead. An electric, wooden 5-bar gate sweeps you down a private driveway with your own 'mini-estate' sitting centrally in its generous plot. Having had an extensive renovation over recent years, the most impressive 'wow factor' to this home is the striking open plan kitchen, dining and family room. Drenched in natural light flowing through from its immense, triple aspect, this is an altogether super room to spend time in.



Hues of crisp, linen white illuminate off the wealth of kitchen storage and integrated appliances, with the centrepiece, working island, cleverly separating the dining space. From the family area, large double and sliding doors to both the east and south, open to the garden and seamlessly bridge the gap from inside to out, making this a fantastic sociable space; relaxing to thumb through the daily papers in peace, overlooking the verdant garden or spending time with family and friends – a truly versatile room.

Adjacent to the kitchen is a separate sitting room that again showcases an amazing triple aspect doused in natural light. Set against the backdrop of a redbrick, modern inglenook fireplace with log burner, oak mantle and slate hearth, this gorgeous room retains an intimacy for more comforting evenings. A separate snug lends itself to a plethora of uses to include second sitting room, downstairs bedroom or even an elaborate home cinema and bar!

Downstairs also offers two cloakrooms and a fantastic functional utility room with immaculate integral units that compliment the kitchen.

Upstairs, an airy, galleried landing invites you the glorious principal suite with fitted dressing room and incredible ensuite shower room. With a morning cup of coffee in hand, soak in your south-facing position and surroundings from your very own balcony – a true treat that brings a holiday ambience and calm every time you step outside.

A second double aspect, double bedroom with pristine ensuite shower room, provides the perfect guest suite. Three further double bedrooms and an expansive family bathroom with separate bath and walk-in shower, complete the upstairs accommodation.

Outside, the feast continues. Neat lawns, bordered by established shrubbery and seasonal colour, raised flower beds, patio and composite decking wrap around the house like a cool embrace.

The insulated summerhouse, with light and power connected, opens up a wealth of possibilities; when enjoying an alfresco meal and the British summer liquid sunshine falls, it extends the entertaining space to spend time with family and friends, or it could be a retreat for a growing teenager.

Of special note is the detached, double garage with two storey offices attached. With light, power and water connected, this offers a superb opportunity for anyone working from home or looking for a home gymnasium – the possibilities are endless. It could even be adapted to create a further annexe – subject to relevant consents.

In essence, this is a tremendous home through and through that will meet the needs of a huge audience. Exceptional presentation and a quality finish add to this very special property that offers extensive and highly adaptable accommodation and Christopher's cannot wait to show it.

## Key Features:

Detached Country Home  
Large Plot  
Impressive Open Plan Kitchen & Family Room  
Utility & 2 Separate Downstairs Cloakrooms  
Features including Solid Hardwood Flooring Downstairs & Log Burners  
Principle Bedroom Suite with Balcony  
Second Double Bedroom with Ensuite  
3 Further Double Bedrooms  
3 Bathrooms  
Large, Private & South-Facing Gardens  
Insulated Summerhouse with Light & Power  
Detached Double Garage & Offices with Potential – strc

## Situation & Amenities

To the north of Bittaford is the atmospheric and exclusive Moorhaven Village. The buildings, mostly Victorian, were once a hospital but in the 1990s were transformed into around one hundred homes set in 65 acres of beautifully landscaped grounds. The elevated position offers incredible views of Dartmoor National Park to the north, and the stunning countryside of the South Hams to the south. On a clear day you can even see the sea seven miles away.

The adjacent and historic village of Bittaford 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:** All Mains Services Connected.

**Tenure:** Freehold.

Photovoltaic Panels with Tesla Battery & 2 x EV Charging Points.

### Communal Service Charge:

£1,260 per year (at the time of writing)

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.

### Planning Authority:

Dartmoor National Park  
Parke, Bovey Tracey, TQ13 9JQ

### Local Authority:

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

### Council Tax Band:

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### Viewings:

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





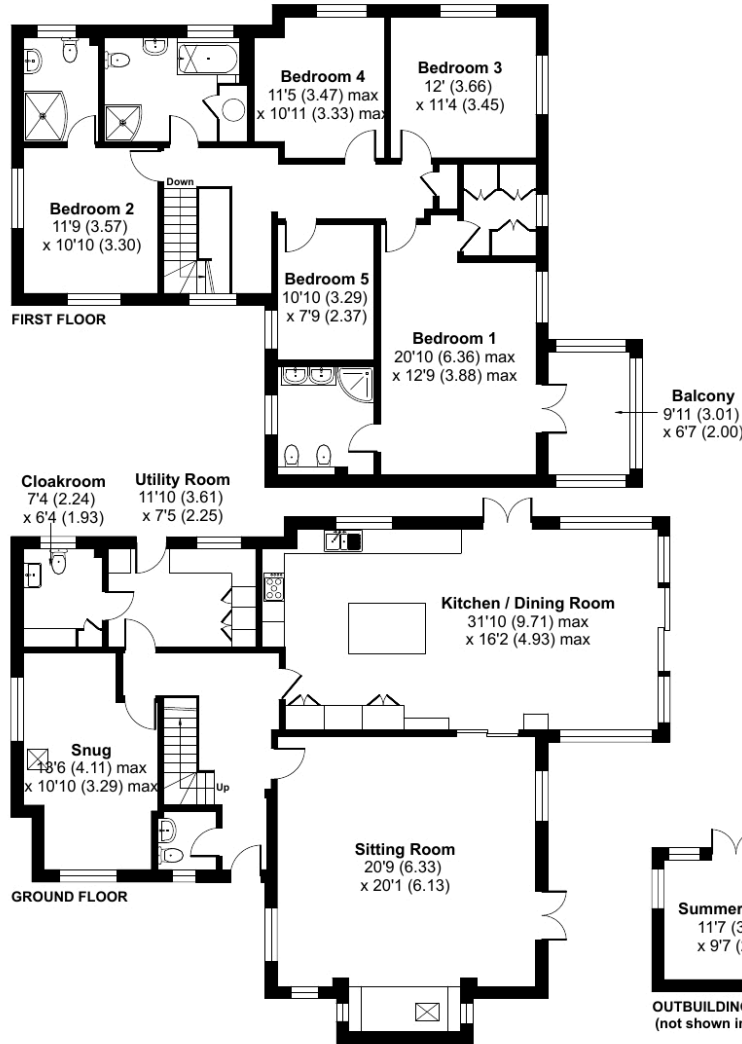




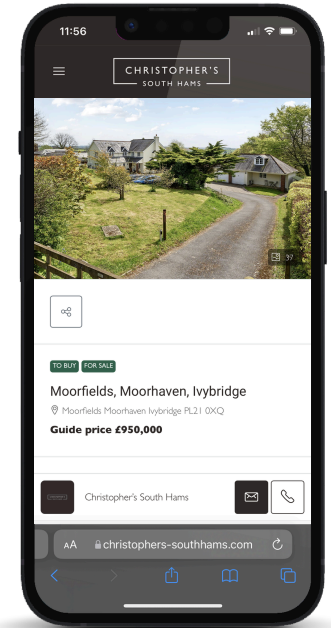
# Moorfields, Moorhaven, Ivybridge, PL21

Approximate Area = 2653 sq ft / 246.4 sq m  
Garage = 320 sq ft / 29.7 sq m  
Outbuildings = 451 sq ft / 41.8 sq m  
Total = 3424 sq ft / 317.9 sq m

For identification only - Not to scale



## Energy Efficiency Rating



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**CHRISTOPHER'S**  
SOUTH HAMS

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