



Zappo House, Moorhaven, PL21 0XN

CHRISTOPHER'S
SOUTH HAMS



Christopher's South Hams are delighted to market this incredibly enchanting cottage set in the heart of the prestigious Moorhaven Village Development. Formerly part of the historic Victorian Hospital, Zappo House is beautifully presented and offers deceptively spacious, flexible living with the downstairs accommodation appealing to a wide audience - those working from home, someone with a dependent relative, or perhaps just looking for an extended entertaining space to spend time with family and friends; with its own separate entrance the possibilities are endless.

This home offers 2 reception rooms, 2-3 bedrooms, 2 ensuite bathrooms, additional shower room and a functional kitchen/dining room with a wealth of storage.

Of special note is the impressive master suite with dividing architecture making it a multi-functional room for dressing areas, workspaces or simply relaxing away from the rest of life's hubbub. With striking features including large windows, original flooring, decorative fireplace and roof lights dousing the whole home in natural light that bounces off its neutral palette, Zappo House is cleverly designed to take full advantage of its space and quirky layout.

Just a short stroll from the property is a section of private, lawned garden which forms part of a former allotment; a charming spot of your own to unwind and take in the surrounding moorland views.

Sitting within beautifully maintained communal gardens and grounds, any custodian of this characterful and cosy cottage can enjoy its communal tennis courts and views.

Two parking spaces and a larger area for guest parking are super bonuses to this property and it would be ideal for anyone wanting a unique slice of history on the edge of the magnificent Dartmoor National Park. Viewings are highly recommended.

Key Features

- Unique & Characterful Cottage
- Flexible Accommodation
- Downstairs Living Possibility
- 2 Receptions
- 2-3 Bedrooms
- 3 Bathrooms
- Access to a Section of Private Garden/Allotment
- Views
- Private Parking
- Communal Gardens, Grounds & Parking

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.

Communal Service Charge:

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

Planning Authority: Dartmoor National Park

Parke, Bovey Tracey, TQ13 9JQ

COUNCIL TAX BAND: C

Viewings:

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





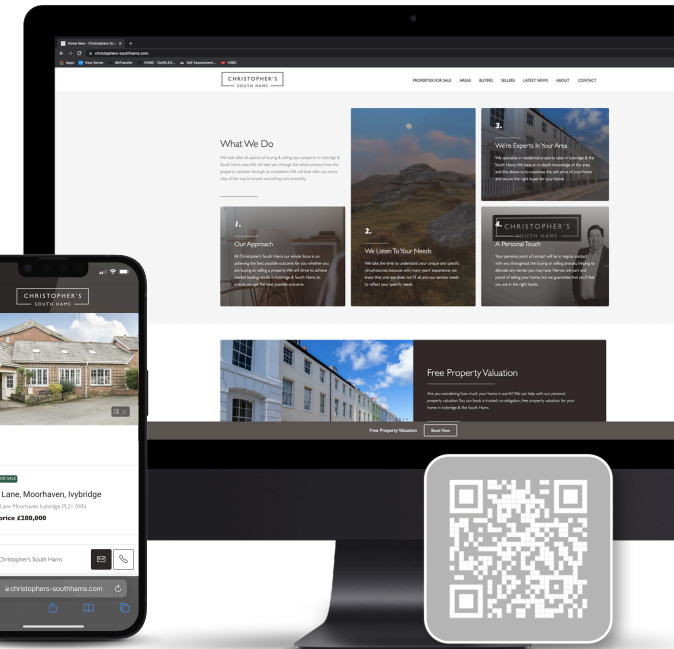
Tower Lane, Moorhaven, Ivybridge, PL21

Approximate Area = 1248 sq ft / 115.9 sq m
Limited Use Area(s) = 153 sq ft / 14.2 sq m
Total = 1401 sq ft / 130.1 sq m

For identification only - Not to scale



Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at www.christophers-southhams.com

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