



Sumner Road, Bittaford, PL21 0ET

CHRISTOPHER'S
— SOUTH HAMS —



Tucked away in almost 9 acres of private landscaped woodland on the edge of Dartmoor National Park, Sumner Road is in a residential development of similar properties (aimed exclusively at the over 45s) with a superb community atmosphere and this charming 2-bedroom park home certainly offers the perfect retreat from the hustle and bustle of life.

Set on its own elevated pitch, this home is cleverly designed to separate the living and sleeping accommodation. From the central entrance hall, the incredibly spacious sitting/dining room welcomes you with its superb triple aspect, two picture bay windows and full height feature windows drenching the room in natural light. Doors lead to the all-embracing decked veranda which truly immerses you in the south-facing aspect of this home. The modern kitchen and utility are adjacent and also offer external access to the veranda providing a truly sociable flow and absorbing the woodland surroundings.

The 2 double bedrooms are positioned on the other side of the entrance hall and have quirky shaped alcoves primed for storage. The master benefits from an ensuite shower room and there is a separate well-appointed family bathroom as well. This home also has the advantage of a small, fitted office, keeping any work away from the distraction of rest and play.

Outside a gravelled driveway provides private parking for 1 vehicle and a paved pathway wraps around the side of the home giving access to the rear garden. There are two short sets of steps to both entrances. The private rear garden is enclosed with fencing and mature trees seamlessly blending into the surrounding woodlands and there is fantastic storage space under the entirety of the decked veranda.

With no onward chain, viewings are highly recommended.

Key Features

Exclusive Residential Park Home
Set in Private Woodland
Large Sitting/Dining Room
Utility
Office
2 Double Bedrooms
Ensuite & Separate Bathroom

South-Facing Garden
Under Decking Storage
Pets Allowed (1xdog/1xcat)
Private Parking
Gated Community for the Over 45s
On Site Warden/Maintenance Team
No Onward Chain

Situation & Amenities

DeThe 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: All Mains Services Connected.

Licence/Pitch Fee: £217pcm

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:

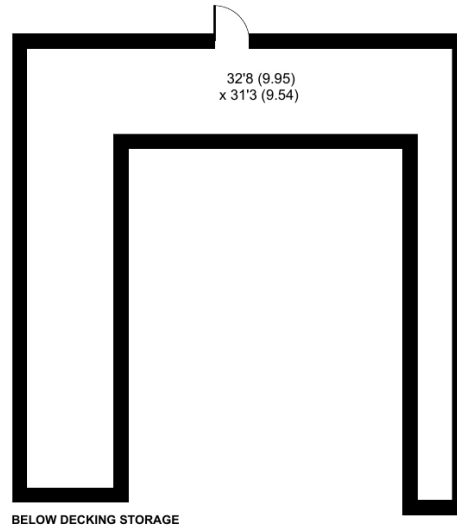
South Hams District Council,
Follaton House, Totnes, TQ9 5NE

Council Tax Band: A

Viewings:

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





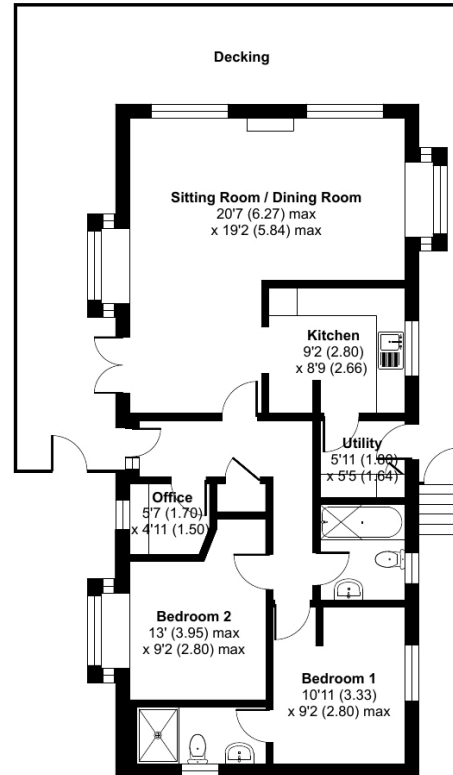
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Approximate Area = 893 sq ft / 82.9 sq m

Storage = 391 sq ft / 36.3 sq m

Total = 1284 sq ft / 119.2 sq m

For identification only - Not to scale



Energy Efficiency Rating

**NOT
APPLICABLE**



See more great properties or arrange your viewing by
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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CHRISTOPHER'S
SOUTH HAMS

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