



Sunnydale, Bittaford, PL21 0EE

CHRISTOPHER'S
— SOUTH HAMS —



Christopher's South Hams are thrilled to present this utterly enchanting 2-bedroom cottage in the heart of Bittaford Village.

Aptly sitting at the end of Sunnydale terrace, this truly charming home perfectly exploits being within walking distance of the moors as well as delighting in far reaching views towards Dartmoor.

Whilst there is no designated parking to this cottage, a cute little lawn and walled frontage leads you to the front door and straight into the sitting room with its cosy log burner. Beyond this is the kitchen with a fitted breakfast bar and plentiful storage including a walk-in larder. There are integrated appliances as well as space and plumbing for a washing machine. A farmhouse style stable door invites you to the rear patio and garden. Stairs lead from the sitting room to the family bathroom and two bedrooms, one of which benefits from a built-in wardrobe. All rooms from the rear of the house share in enjoying the views and there are original features including some exposed beams all adding to the character and age of this home.

To the rear is a block-built shed/store which can be accessed via the kitchen or side gravel pathway. Adjacent to the shed is a newly laid patio/terrace ideally positioned to take advantage of the views. A further stepped pathway guides you down through the south-west facing lawned garden which in turn invites you to another seating area, tucked away and an excellent space to take in the last of the day's light, perhaps even hidden away with the warmth of a chimenea, a good book and a glass of something!

This cottage has been lovingly renovated to include internal and external decoration, new boiler, new kitchen and bathroom and new carpet and radiators upstairs. It brilliantly blends contemporary and character and would make a very special home for a first-time buyer or those looking to downsize and thoroughly immerse into the landscape of Dartmoor.



Key Features

2 Bedrooms
Character Cottage (Not Listed)
Newly Renovated Throughout (to include a new boiler)
Internal/External Redecoration
South Facing Garden
Views towards Dartmoor
Village Location

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.

Tenure: Freehold.

Local Authority:

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

Planning Authority:

Dartmoor National Park,
Bovey Tracey, TQ13 9JQ

Council Tax Band: A

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 746550



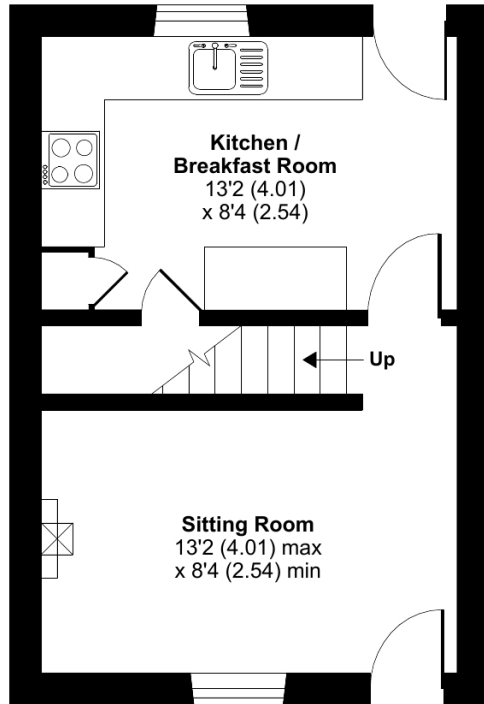
Sunnydale, Bittaford, Ivybridge, PL21

Approximate Area = 530 sq ft / 49.2 sq m

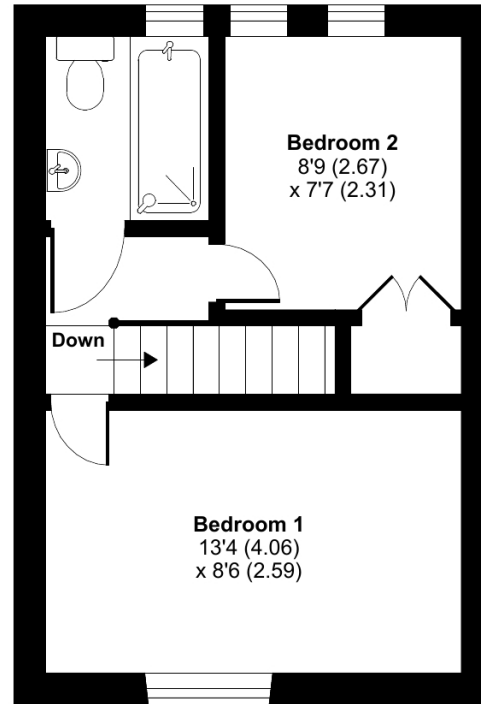
Outbuilding = 44 sq ft / 4.1 sq m

Total = 574 sq ft / 53.3 sq m

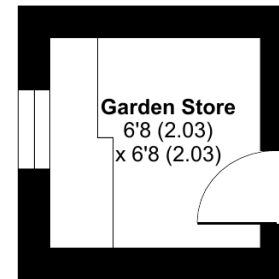
For identification only - Not to scale



GROUND FLOOR



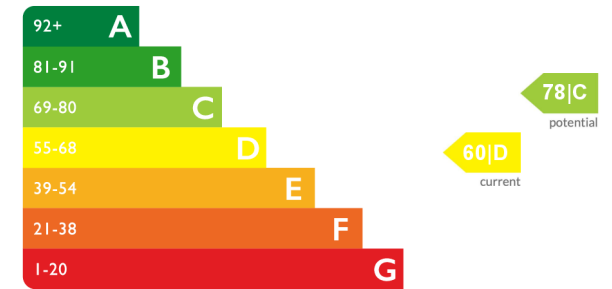
FIRST FLOOR



OUTBUILDING



Energy Efficiency Rating



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Christopher's South Hams Ltd. REF: 937962



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