



The Swoop, Earlscombe Barns, PL21 0LD

CHRISTOPHER'S
SOUTH HAMS

What a breathtaking place to live and call your own! Literally 'swooping' away from its former days as a frayed, agricultural building, The Swoop's residential conversion now offers immense stature and presence with spacious and highly flexible, single storey accommodation.

The true showstopper to this home is the incredibly impressive open-plan living space. Boasting an amazing triple aspect with two sets of bi-folding doors to the south-facing gardens beyond, this room is brimming with natural light bouncing off its soft terracotta palette. Rich bursts of peacock blue in the expertly appointed kitchen enhance the mediterranean feel and contrast with the vibrant Quartz surfaces. Stylishly defined by an expansive, working island, this beautiful space is ideal for embracing your inner chef or simply sharing a glass with a friend and putting the world to rights.

Clever positioning of furniture brings structure to the dining and seating areas where there is ample space for a large dining table and oversized settees. Natural light streams through skylights and illuminates the linear passageway that connects you to 5 immaculate double bedrooms.

Of special note is the most grand, principal suite that showcases enough space for a sofa, plentiful furniture as well as a separate dressing room. The luxurious ensuite shower room completes the boutique ambience of this splendid room. At the end of the passageway, the current owners have created a tremendous space purely focussed on family, combining reading, playtime and movies all in one room; a great escape and retreat from the hustle and bustle of the day and a versatile place to enjoy time together. From the entrance foyer, a superb utility room is neatly tucked away, keeping those daily chores out of sight. Two further, utterly lavish bath/shower rooms complete the accommodation.

Outside, a sweeping (swooping) driveway welcomes you to this spectacular setting with emphasis on its privacy and seclusion.

Stunning views can be taken in from all rooms, but they are most exaggerated from the open-plan living bi-fold doors where the full extent of your surrounding rural landscape, pastureland, furrowed fields and far-reaching valley views can be absorbed; the current owners also report that they regularly spot a visiting deer or two whilst enjoying an alfresco meal or taking the days strains away in the hot-tub. An enclosed paddock unfolding in front of you, further unlocks wistful images of The Darling Buds of May making it a fantastic spot to take a breather, create a little slice of 'The Good Life' or for children to play truly 'free-range'. From a hazy, autumnal morning with views across the neighbouring fields, to a warm, spring afternoon watching the wildlife wake-up, there is an undeniable feast for the senses here.

There is a substantial amount of space on the driveway, that the current owners have had plans drawn up for a triple garage – subject to relevant consents and the agents have imagery to support their thinking.

Christopher's South Hams are proud to market this exceptional and unique home that exudes quality presentation and is a masterclass in design. Viewings are strongly recommended.



Key Features:

Bespoke Residential Conversion
Stunning, Immersive Views
Single Storey Accommodation
Spectacular Open-Plan Living
Utility
5/6 Double Bedrooms
3 Luxurious Bathrooms
Gardens, Paddock & Ample Parking
Potential to Create a Triple Garage – strc.

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.

Services: Mains Electricity. Air Source Heat Pump.
Private Water. Shared, Private Drainage.

Tenure:
Freehold.

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

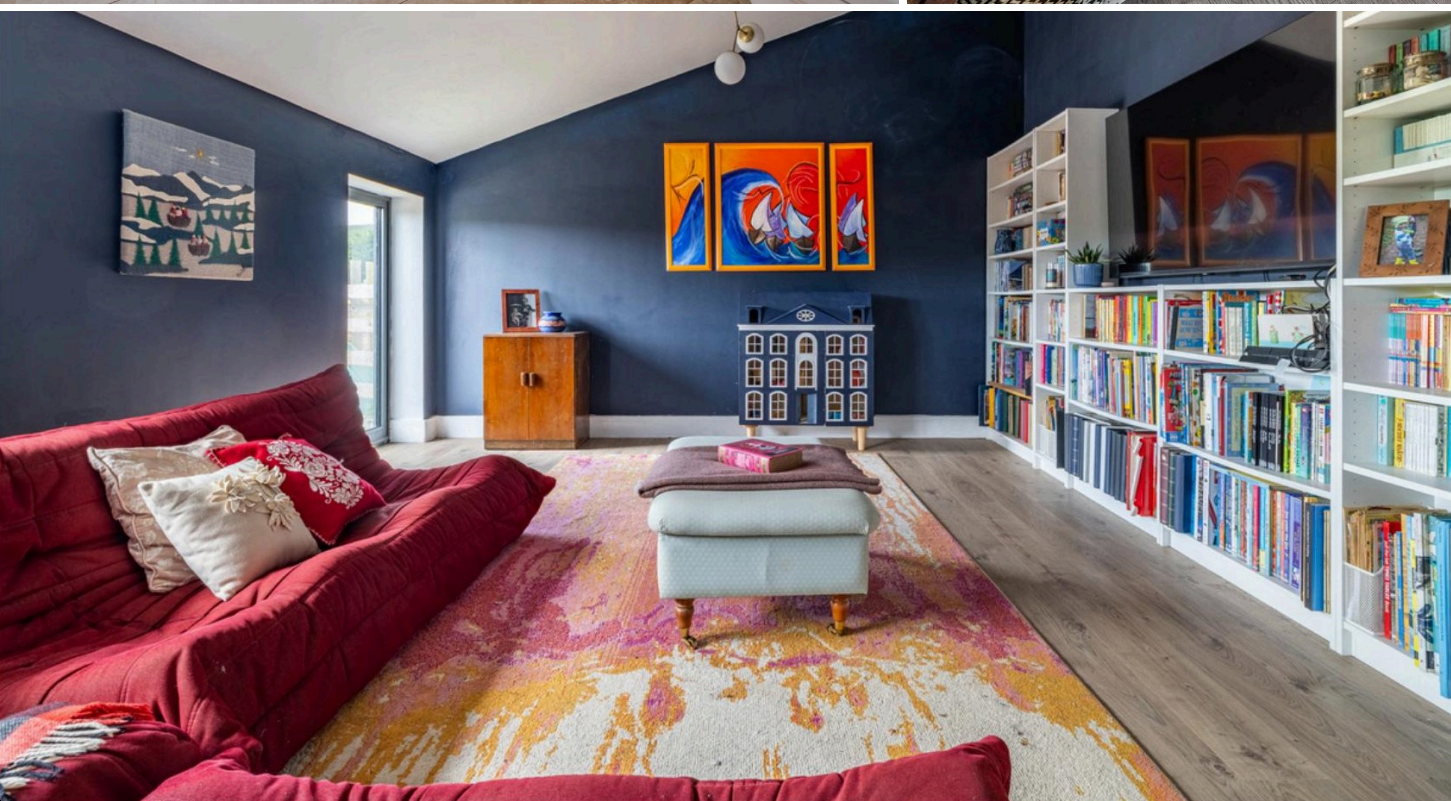
Council Tax Band: F

Viewings:

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



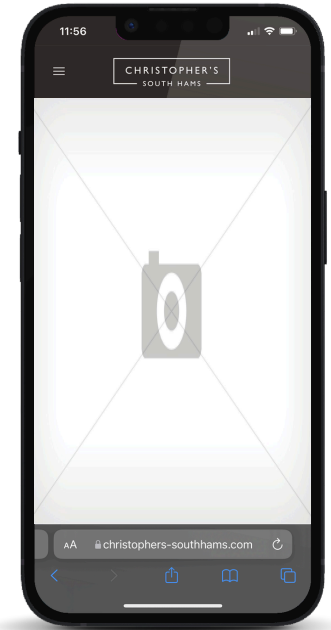
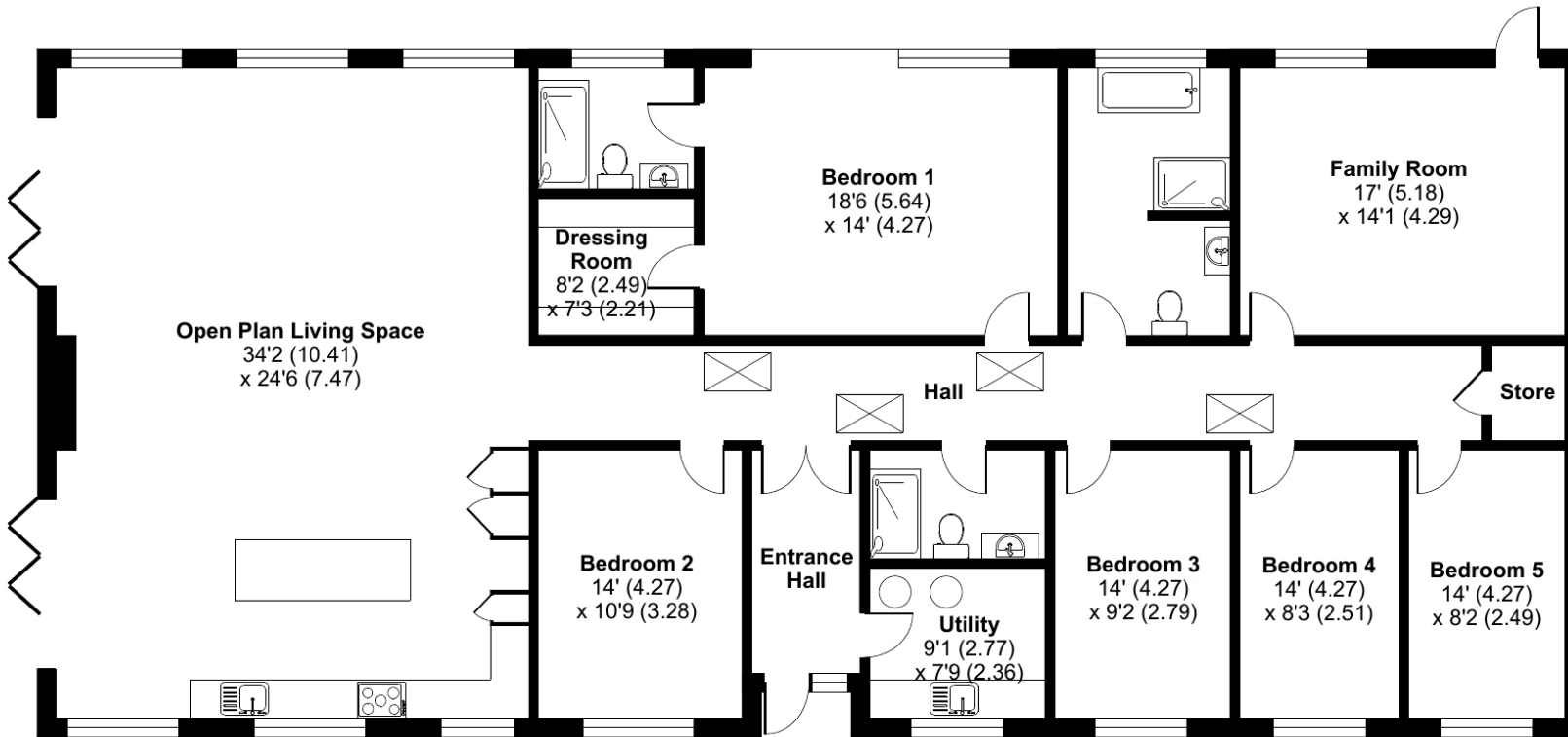
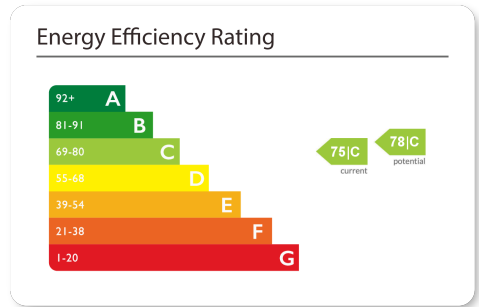




The Swoop, Bittaford, Ivybridge, PL21

Approximate Area = 2665 sq ft / 247.5 sq m

For identification only - Not to scale



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