



Ivy Cottages, Bittaford, PL21 0EB

CHRISTOPHER'S
SOUTH HAMS



Reputed to be one of the oldest properties in the village, there is such a fantastical magic to this cottage that stepping inside instantly transports you an 'olde worlde'. Featuring an abundance of character throughout including exposed beams, exposed stone, fireplace nooks and logburners, this cottage gives a great many nods to its past.

A functional storm porch welcomes you into the countrified sitting room made cosy by the glow of its log burner. The dining room at the rear is currently used as a snug and our vendors tell us that in the cottage's original deeds, this was a former chapel. From here, the galley kitchen, bathed in natural light from sky-lights and 2 large picture windows, showcases a wealth of storage beneath farmhouse shaker-style units, again adding to the rustic cottage feel.

Upstairs are two double bedrooms featuring exposed stone walls and deep-set windows. A well-appointed shower room completes the accommodation.

This super cottage delights in 2 additions rarely seen in properties of this era. Firstly, a detached workshop in the garden with light and power attached, is currently a potter's oasis, but lends itself to a variety of uses. Secondly, a separate 1, bedroom annexe with open plan living and well-appointed shower room opens up the potential for guest accommodation, or even giving a growing child a slice of independence – the opportunities are bountiful.

Set against the backdrop of a traditional Devon hedge, the elevated gardens are charmingly terraced into separate functional areas to include established rockeries, lawned areas and patioed seating areas. Winding through the paved stepping stones there are lots of places to explore, reimagine your childhood and create dens or just to sit and take in the glorious south facing views across verdant country with a glass of something!

Key Features

Period Cottage
Moorland Village Location
Versatile Accommodation
2 Bed Cottage
1 Bed Annexe
Workshop with Light & Power
Terraced Gardens
Parking

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. LPG Gas Heating.
Mains Water. Mains 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.

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

LOCAL AUTHORITY:

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

PLANNING AUTHORITY:

Dartmoor National Park,
Bovey Tracey, TQ13 9JQ

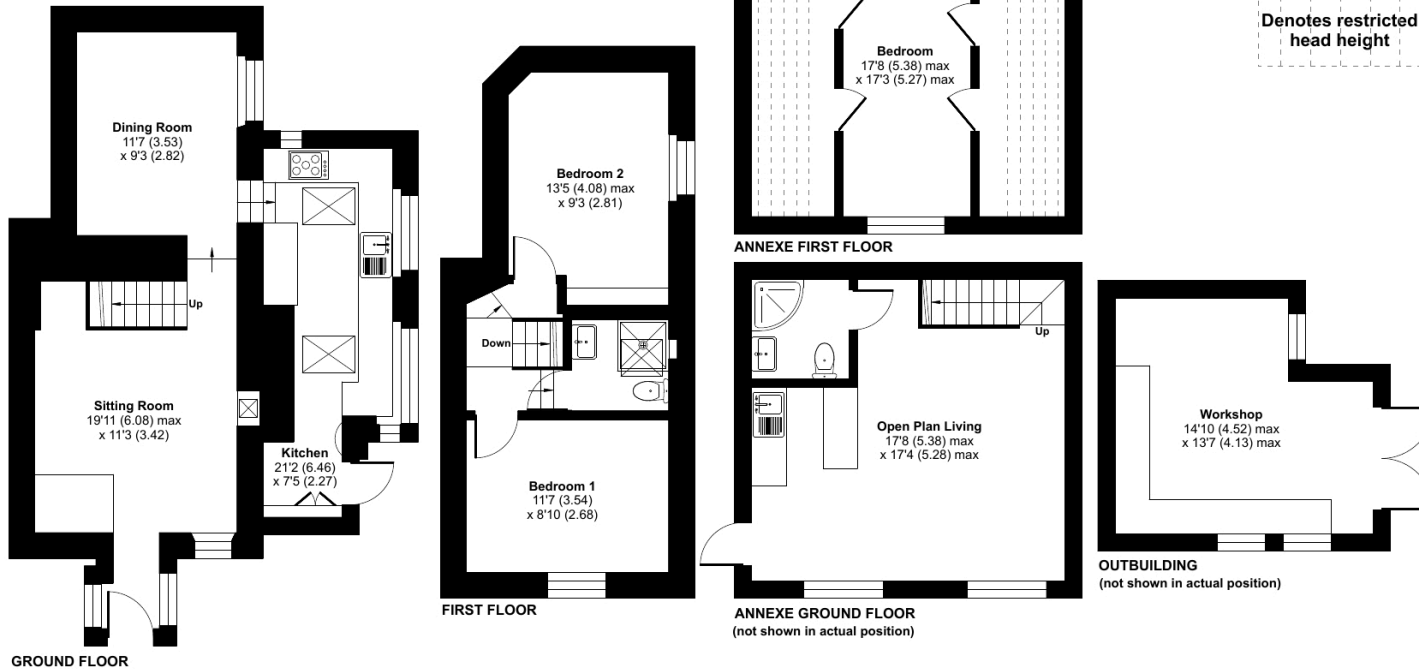
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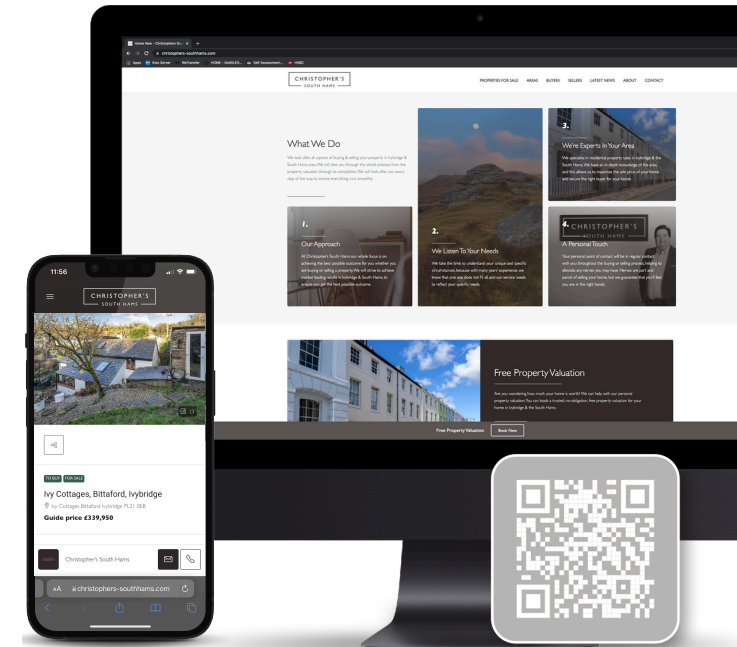
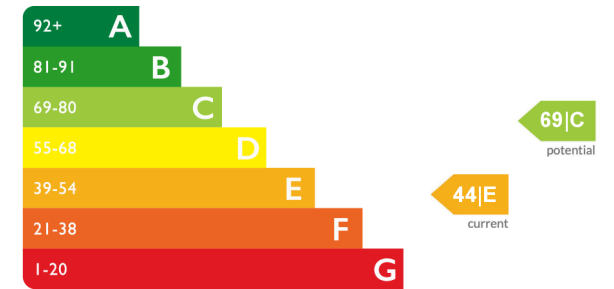
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Approximate Area = 784 sq ft / 72.8 sq m
 Limited Use Area(s) = 111 sq ft / 10.3 sq m
 Annexe = 519 sq ft / 48.2 sq m
 Outbuilding = 178 sq ft / 16.5 sq m
 Total = 1592 sq ft / 147.8 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Christopher's South Hams Ltd. REF: 1411315



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