



The Mews, Moorhaven, PL21 0XJ

CHRISTOPHER'S  
SOUTH HAMS



Christopher's South Hams are thrilled to market this superb family home in the desirable village location of Moorhaven. Formerly part of the historic Victorian Hospital, this home is presented to an exceptional standard effortlessly combining a modern, loft-apartment style with a rustic farmhouse edge.

A spacious entrance hall, framed in emerald green and with natural light streaming through the stairwell, welcomes you straight inside and acts as the perfect social bridge to the rest of the home. To your right-hand side is the large sitting room drinking in the south-facing views across the village and towards distant moorland. On the other side of the entrance hall is the tremendous farmhouse style kitchen that exudes a relaxing vibe. Fitted with a wealth of storage and integrated appliances making daily activities a breeze, there is also ample space for chairs to relax in as well as a large table, so whether you are helping the children to do homework or playing host to family and friends for a super meal, this room offers you everything. Beyond the kitchen is a fabulous workshop extension housing the utility area with light, power and plumbing connected and open to a multitude of uses.

Upstairs there is the master bedroom and two generous singles. The main bedroom boasts a range of built-in wardrobes and an ensuite shower room. Sky-lights in all bedrooms extend the magic of this home with the chance to do a little bit of night-time star gazing across the South Hams skies. A beautifully appointed family bathroom completes the upstairs accommodation.

Outside there is a private, south-facing, walled courtyard – primed to be the perfect BBQ spot! Sitting within beautifully maintained communal gardens and grounds, any custodian of this characterful cottage can enjoy its communal tennis courts and views. Two private parking spaces and a large area for guest parking are super bonuses to this unique property.

Significantly renovated and modernised by the current owners, to include new bathrooms, fully redesigned kitchen, the inventive creation of a third bedroom, new windows and external doors, this immaculate cottage should attract anyone wanting something a little bit special on the edge of the magnificent Dartmoor National Park.

## Key Features

Substantially Renovated Characterful & Unique Mews Cottage

Downstairs Cloakroom

Large Farmhouse Style Kitchen

Log Burner

3 Bedrooms, Ensuite & Separate Bathroom

Private, Low Maintenance, South-Facing Courtyard

Workshop with Light, Power & Plumbing

2 Private Parking Space & Private EV Charger

Communal Gardens & Grounds

Potential for No Onward Chain

## 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 Service Connected.

**Communal Service Charge:** £1,260 per year (at the time of writing).

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:** D

**Tenure:** Freehold.

**Viewings:**

Strictly by appointment through

Christopher's South Hams

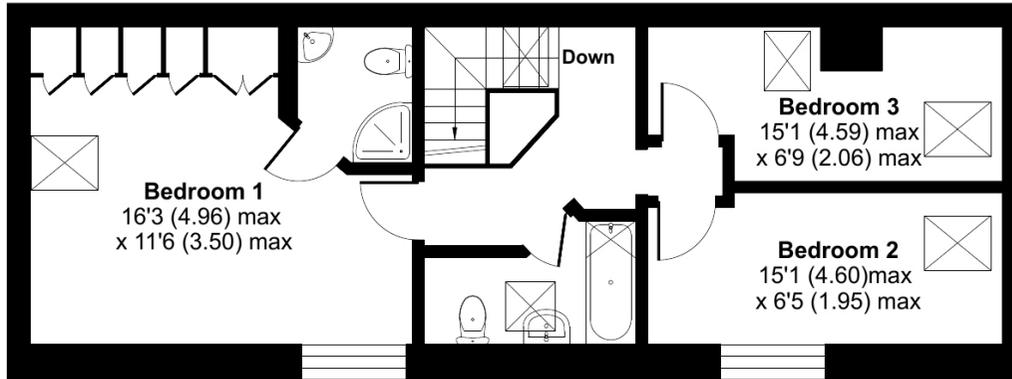
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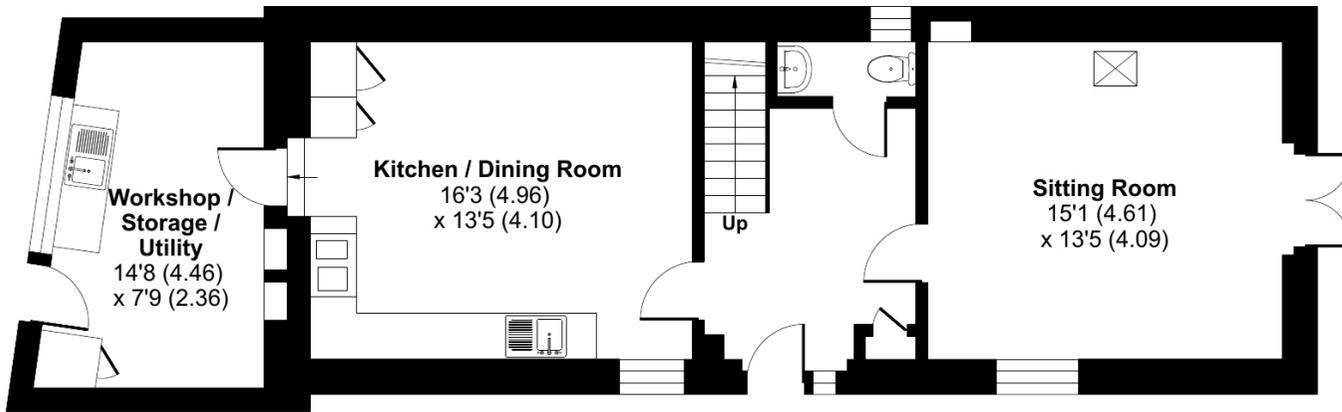
# The Mews, Moorhaven, Ivybridge, PL21

Approximate Area = 1267 sq ft / 117.7 sq m

For identification only - Not to scale



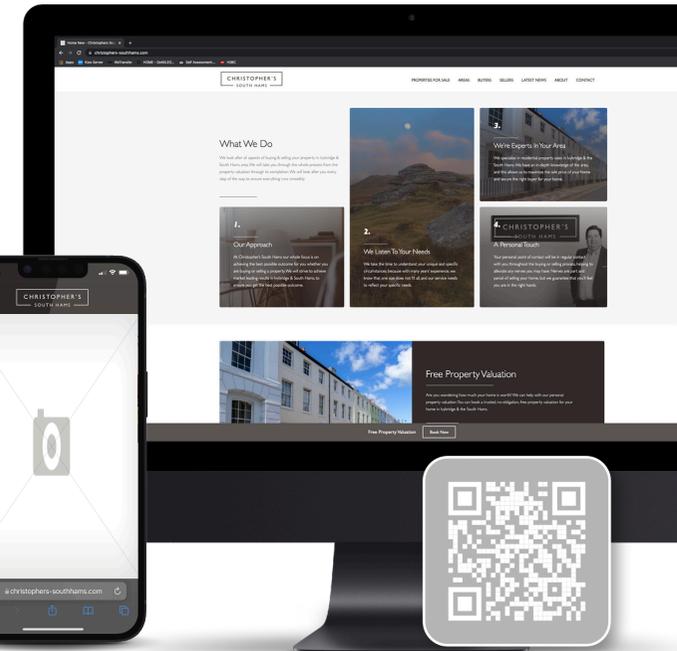
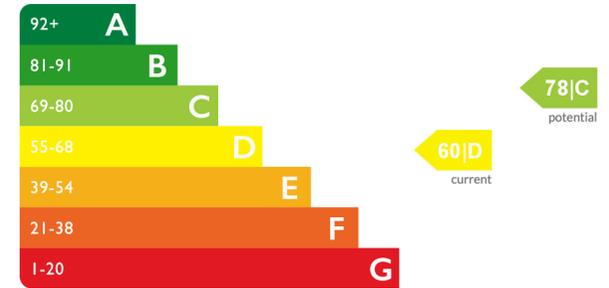
FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Christopher's South Hams Ltd. REF: 1423052

## Energy Efficiency Rating



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SOUTH HAMS

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