

MONTY HOUSE

BITTAFORD





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Monty House | Bittaford |
Ivybridge | Devon | PL21 0ES

Mileages

Exeter - 32 miles | Bigbury on Sea - 13 miles

Totnes Station - 10 miles | A38 - 1 mile

(All mileages are approximate)

Accommodation

Ground Floor

Office / Bedroom, Cinema / Bar, Workshop, Utility,

Bathroom, WC

First Floor

Sitting Room, Dining Room, 2 Bedrooms, Kitchen,

Bathroom

Second Floor

Principal Bedroom with En-suite, 2 Bedrooms, Study,

Bathroom

Outside

Parking, Double Garage, Patio, Landscaped Gardens, Plot
totalling approx. 0.7 acres

Modbury Office

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4 Broad Street, Modbury, PL21 0PS



AT A GLANCE

A substantial contemporary home arranged over three imaginative levels, offering six double bedrooms, outstanding open-plan living, a bespoke bar/media suite and an integral double garage. Privately tucked away on the edge of Bittaford, Monty House comes with sweeping landscaped gardens, sun-trap terraces and far-reaching countryside views, yet lies barely two miles from Ivybridge and the A38 for swift access to Plymouth, Exeter and the South Hams coast.

ACCOMMODATION

Step through an oak-framed, glass-panelled front door into a generous reception lobby – a versatile space that instantly hints at the scale of the house. To one side is a cloakroom/WC and a fully-fitted utility/boot room. Double doors reveal the Bar / Media Room, complete with bespoke counter, back-lit shelving and integrated AV wall – the perfect place for big-screen sport or drinks with friends. This level also houses: a Home Office / Occasional bedroom ideal for guests or working from home, a Workshop / Store, and access to the double garage.

A sweeping staircase ushers you onto the main living floor, where a dramatic, vaulted dining hall with galleried mezzanine sets the tone for grand entertaining, its glazed doors spilling onto a wrap-around balcony that drinks in the sunshine. From here the heart of the home unfolds: a show-stopping kitchen/breakfast room dressed in sleek charcoal cabinetry, lustrous granite and a statement island—the perfect stage for coffee at dawn or cocktails at dusk—flowing seamlessly into an elegant, triple-aspect sitting room anchored by a limestone fireplace and wood-burning stove, with French doors tempting guests straight onto the elevated terrace. Two generous double bedrooms lie discreetly to one side, both complemented by a boutique-style family bathroom complete with roll-top tub, classic panelling and a heritage suite, an indulgent retreat after a day exploring the South Hams.

The top floor unfolds as an exclusively private sanctuary: the luxurious principal suite steals the show with its wall of bespoke cabinetry, twin roof windows framing rolling countryside views and a sleek, en-suite featuring a floating vanity and walk-in shower. Two further light-filled bedrooms tuck neatly beneath the eaves, while a flexible study or nursery sits quietly nearby. A family bathroom—complete this floor with a full-size tub and separate glass-screened shower.

OUTSIDE

Opening onto a broad forecourt that comfortably swallows several cars—leaving ample room for the boat, camper-van or visiting friends. Step from the kitchen onto a glass-balustraded balcony, its tiled surface perfect for lazy alfresco breakfasts while you gaze across the treetops, then follow the steps down to a generous porcelain-paved entertaining terrace: subtly lit, stone-faced and tailor-made for sunset barbecues. From here, wide tiled stairs rise to sweeping lawns that weave around mature trees, deep herbaceous banks and statement shrubs, creating secret nooks for a morning coffee or a game of chase with the children. Bordered by woodland, the half-acre plot feels wonderfully private and stays verdant through every season—beautiful to look at, yet surprisingly easy to maintain.





LOCATION

Monty House nestles on the rural fringe of Bittaford, a friendly South Hams village with pub, village hall and regular bus service. The larger town of Ivybridge (approx. 2 miles) provides supermarkets, cafés, a leisure centre, railway station (Plymouth \approx 12 mins, Exeter \approx 40 mins) and well-regarded schooling. Outdoor enthusiasts have Dartmoor National Park virtually on the doorstep, while the celebrated beaches of Bigbury-on-Sea, Bantham and Mothecombe are reachable within half an hour. Road links are first-class: the A38 “Devon Expressway” is less than a mile away, putting Plymouth (\approx 12 miles) and Exeter (\approx 32 miles) comfortably within commuting distance.

“Monty House marries striking contemporary design with the calm of Devon countryside living, a truly exceptional haven for entertaining, relaxing and enjoying the South Hams lifestyle”





Property Details

Services:	Mains electricity & water. LPG central heating. Private sewage treatment plant.
EPC Rating:	Current - C Potential - B
Council Tax:	Band F
Tenure:	Freehold
Authority	South Hams District Council

Fixtures & Fittings

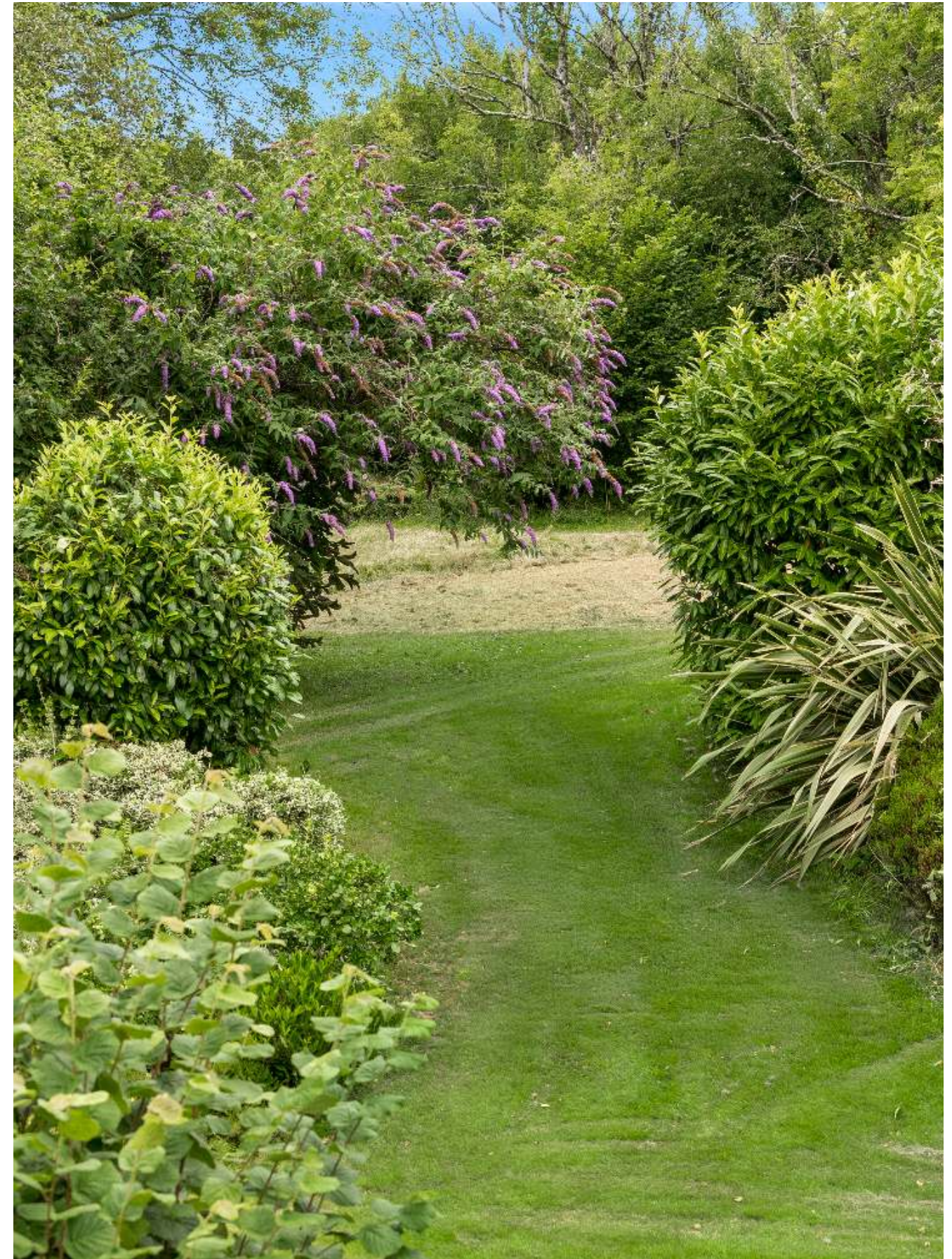
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the A38 Wrangaton Cross exit, turn right over the bridge, then immediately turn left, following signs for "Bittaford" on the B3213. Continue for about a mile, then turn right onto a private drive; Monty House is at the end of this drive on the right.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163



APPROXIMATE AREA

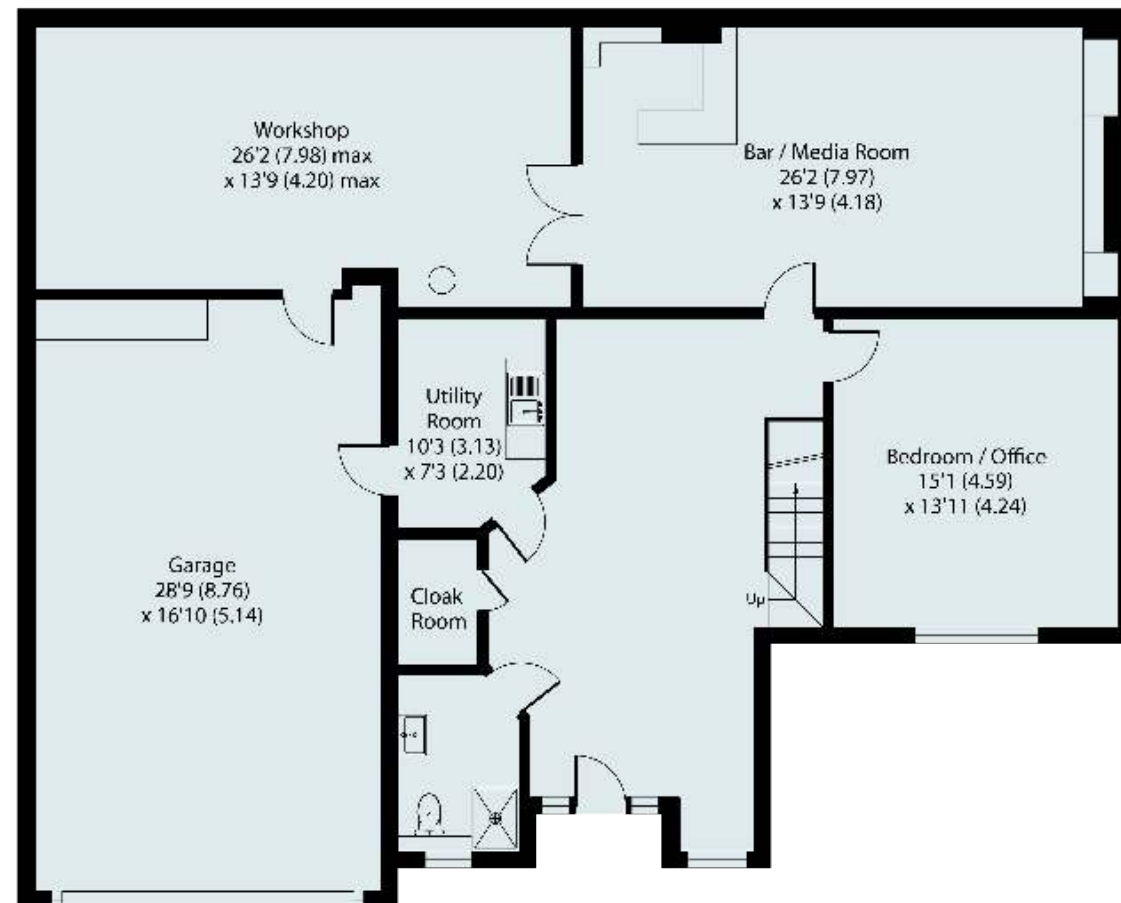
Internal Area
4496ft² | 418m²

Garage
487ft² | 45m²

Total
4983ft² | 463m²



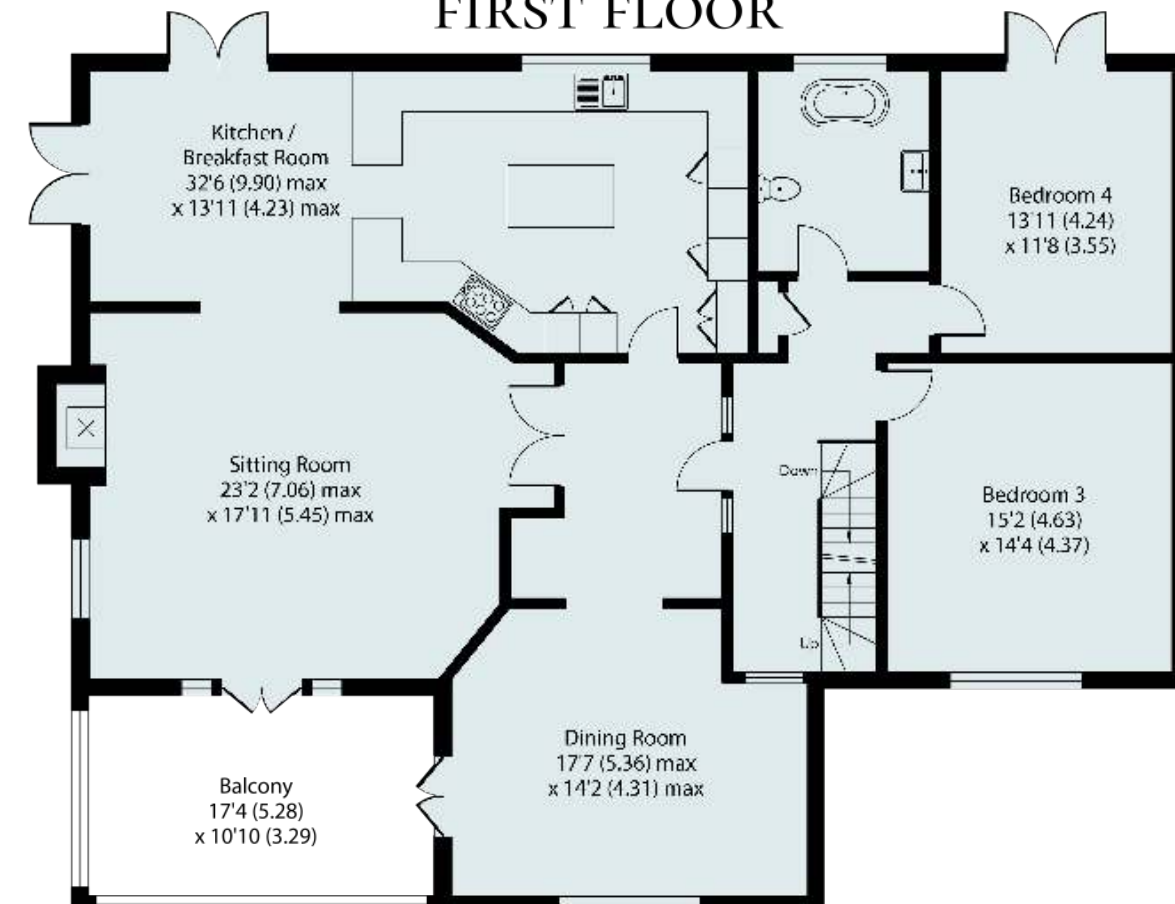
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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