



Old Hall House, Modbury, PL21 0QB

CHRISTOPHER'S
— SOUTH HAMS —



Quaint, quirky and truly charming are just some of the ways to describe this characterful cottage sitting proud in the richly historic Galpin Street of Modbury town.

A spacious entrance hall welcomes you inside with a useful cloakroom and stairs inviting you to the first floor. The kitchen/dining room is beautifully appointed with accents of cherry-red breaking up the immaculate crisp white palette. Seamlessly flowing through to the large sitting room, extends the sociable space to spend time with family and friends.

Upstairs there are 3 double bedrooms, each showcasing practical under-eave storage and each flooded with natural light from sky-lights. The master bedroom benefits from a superb ensuite shower-room and a wealth of integrated storage. A boutique family shower room completes the accommodation.

Whilst there is no garden, there is a sweet, cobbled seating area at the front of the property – a chance to watch the world go by and with a special nod to the adjacent and historical, granite water conduit. Despite being in walking distance to all the town's amenities, an incredibly appealing feature of this home is the integral garage and parking space – a highly sought after advantage.

Clever use of clean, sharp tones, together with a combination of wooden flooring and neutral carpet throughout greatly enhance this gorgeous home and viewings are highly recommended.

Key Features

Detached Character Cottage
Immaculately Presented
Well-Appointed Kitchen
3 Double Bedrooms
Garage & Parking
Walkable to Town Amenities

Situation & Amenities

There's a pretty spot as you enter the picture-postcard town of Modbury from the Plymouth direction, which has been in the care of Devon Wildlife Trust since 1986. Follow the footpath through woodland and discover ancient hedge banks and small streams. This area is known for rare species of flower and is home to brown bats, dormice, blue tits and nuthatches.

Modbury is an architectural delight with dignified Georgian terraced townhouses, slate-hung walls, quaint shop windows, and classical doorways; an historical urban landscape within a charming rural setting. It is the rich history and traditional charm that draws many people to visit and want to live here, along with a wealth of boutique shops, cafes, supermarket, primary school, churches, post office and health centre which all add to the community's attraction. For the foodies, there's a butcher and deli, not to mention two local pubs, one of which was a 14th century coaching inn. Modbury Primary School with its Forest School is currently rated as Good by Ofsted and has close links with the pre-school on the same site. Nestled between moors and coast, Modbury boasts excellent transport links situated on the A379 putting Plymouth and Kingsbridge within easy reach as well.

Services: All Mains Services Connected.

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: D

Viewings

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





Galpin Street, Modbury, Ivybridge, PL21

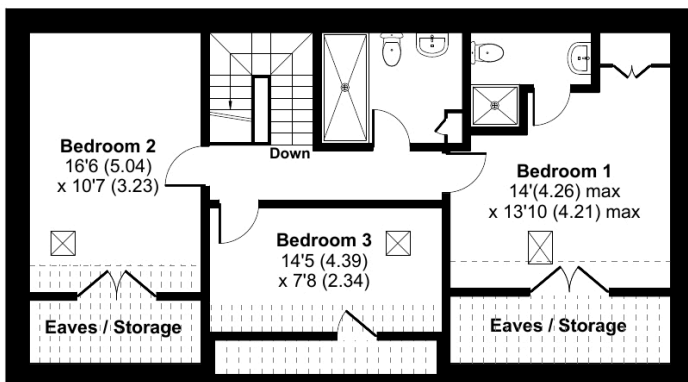
Approximate Area = 1131 sq ft / 105 sq m

Limited Use Area(s) = 218 sq ft / 20.2 sq m

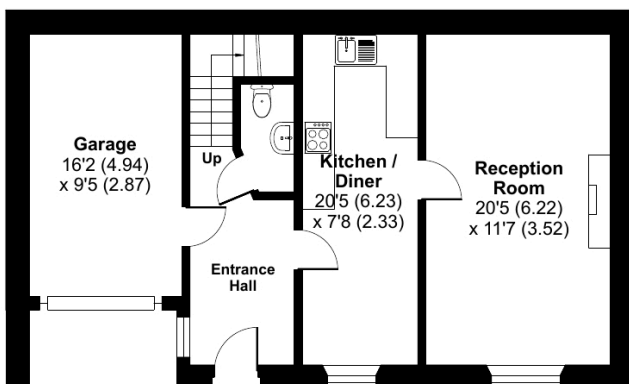
Garage = 153 sq ft / 14.2 sq m

Total = 1502 sq ft / 139.5 sq m

For identification only - Not to scale



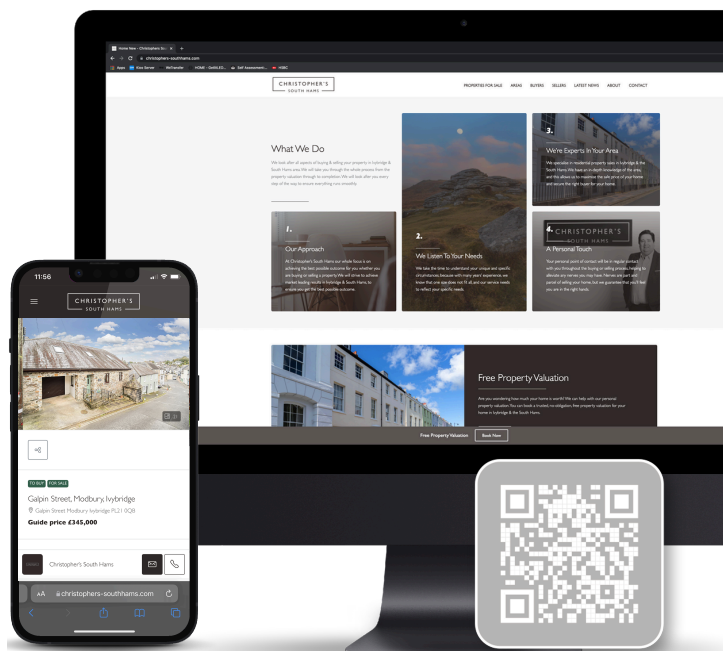
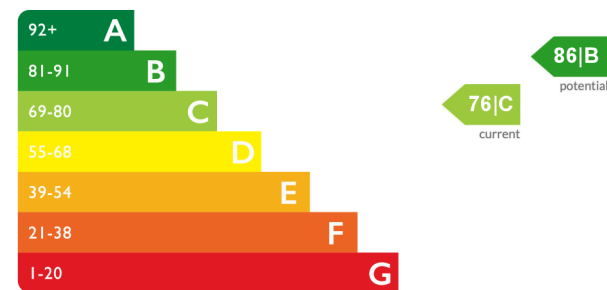
FIRST FLOOR



GROUND FLOOR

Denotes restricted
head height

Energy Efficiency Rating



See more great properties or arrange your viewing by
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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CHRISTOPHER'S
SOUTH HAMS

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6 PYNEWOOD HOUSE, 1A EXETER ROAD, IVYBRIDGE DEVON PL21 0FN
+44 (0)1752 746 550 | OFFICE@CHRISTOPHERS-SOUTHAMS.COM