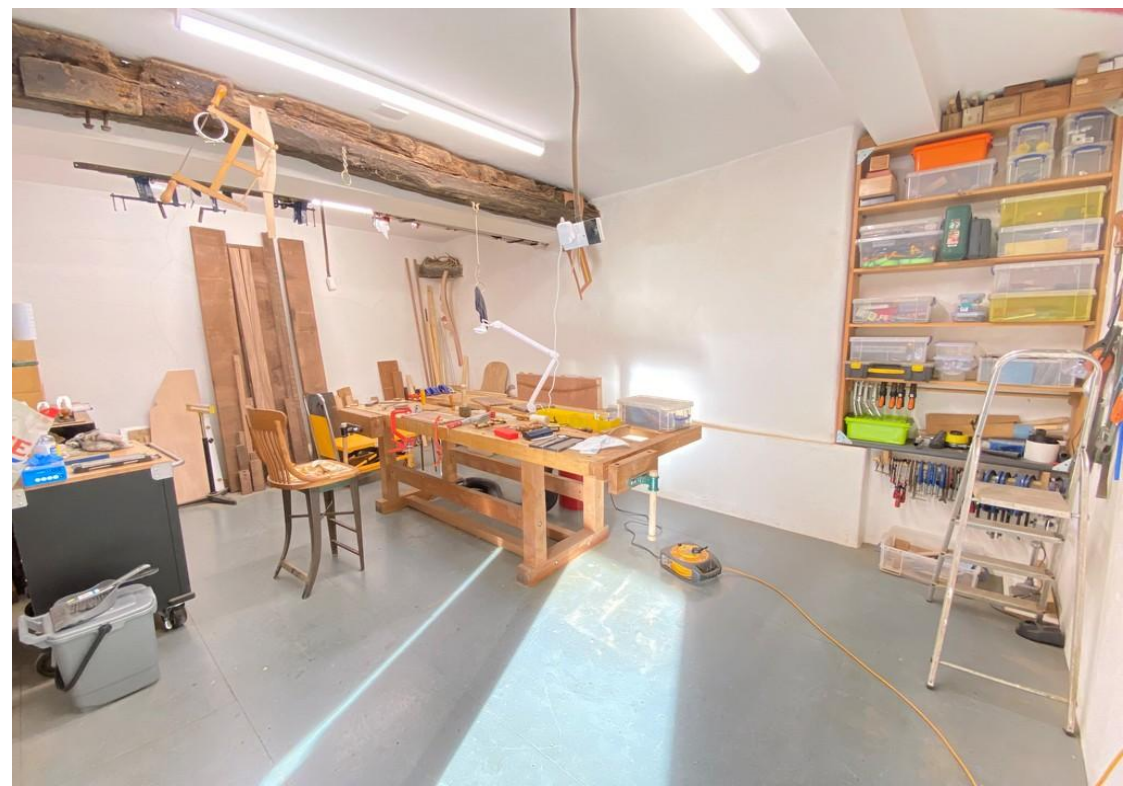


## Pound House Barn, Old Traine, Modbury, PL21 0RN

Luscombe Maye  
Estate Agents











**A delightful and individual attached Grade II Listed barn conversion with flexible accommodation and situated in a tucked away location on the edge of the popular town of Modbury.**

- Unique & Characterful Conversion
- Workshop/studio
- Off road parking
- Underfloor heating
- Versatile accommodation
- First floor open plan living space
- Woodburning Stove
- Beautiful oak staircase
- Original features throughout
- Ideal holiday let or permanent home

## **Pound House Barn**

**Old Traine, Modbury, PL21 0RN**

**Guide Price £375,000**

Accessed via a tree lined private driveway this quirky and individual Grade II Listed barn conversion sits in a tucked away location on the edge of Modbury within a small courtyard of similar properties. In part dating back to the early 16th Century, Pound House Barn was sympathetically converted approximately 10 years ago to provide flexible accommodation whilst retaining many original period features. The light filled ground floor is fully tiled with under floor heating and is currently arranged to provide a work room/studio with a separate utility room with plumbing for the washing machine. Partitioned from the hallway is a good sized bedroom with a large en-suite bathroom. A beautiful oak staircase rises to the first floor open plan living space with its dramatic vaulted ceiling, original timbers and stunning granite mullion leaded light window. The kitchen area is well fitted and boasts integrated Neff appliances including, fridge, freezer, slimline dishwasher, oven and hob with an AEG pop up extractor. The woodburning stove in the corner of the room provides welcome comfort as the nights draw in. To one end lies a separate fully tiled shower room with hand basin and wc. Oak flooring throughout the first floor has the benefit of underfloor heating.

Outside and to the front of the property is a parking area which could accommodate up to 3 cars if required. If less parking was required then there would be space to create a small area for outside seating.

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**Total area : approx. 96.38 sq. meters (1037 sq. feet)**

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

## LOCATION

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, hardware store, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile library. For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Modbury is on the main bus route and is also only about five miles from the A38. Nearby there are fine cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigbury and Dartmoor National Park is several miles to the North.

## DIRECTIONS

From the centre of Modbury turn up Brownston Street. Continue to the top of the hill and the turning into Old Traine can be found on the right hand side almost opposite the entrance to Traine Villas. Continue along the driveway and the parking area for Pound House Barn will be on the right.



## SERVICES

Mains water and electricity. Mains gas fired combi boiler for underfloor heating and hot water. Private drainage by way of septic tank shared with 3 other properties.

## COUNCIL TAX

Band A.

## TENURE

Freehold

## LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes, TQ9 5NE. Tel: 01803 861234. [www.southhams.com](http://www.southhams.com)

## VIEWINGS

Viewing strictly by appointment with Luscombe Maye Modbury 01548 830831



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details they will be relied upon.