

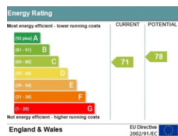




The Coach House

Back Street, Modbury, PL21 0RF

- Stunning conversion
- Excellent Location
- Short Distance to Beaches
- Ground floor master suite
- Superb Contemporary Design
- Open plan living
- Close to all Amenities
- Garden and Amazing Courtyard
- Ideal lock up and leave



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Situated just a stone's throw from the heart of town, this remarkable property offers a contemporary open-plan living space, a wealth of natural light, and a plethora of elegant features and has been meticulously designed with a minimalist, contemporary flair.

The open-plan living area is a masterpiece of modern design. It seamlessly combines the kitchen, dining, and living spaces, creating a harmonious flow that is perfect for both entertaining guests and relaxed family living. The kitchen is a chef's dream, boasting sleek, built-in appliances, polished countertops, and an oversized island with a breakfast bar for casual dining.

One of the standout features of this property are the triple bi-fold doors that span the entire wall of the living area. These doors create a seamless connection between indoor and outdoor spaces, allowing natural light to flood the room and opening out into the gravelled private courtyard, the ideal spot to enjoy your morning coffee or host an al fresco dinner party on a warm summer evening.

The bedrooms in this home continue the theme of modern luxury and all are en-suite. They are spacious, with large windows that invite an abundance of natural light. The ground floor master suite is a true oasis, complete with an en-suite bathroom that exudes contemporary elegance. Sleek fixtures, pristine tiling, and a freestanding bathtub and separate shower make this a serene space to unwind after a long day.

Whilst contemporary in its design, The Old Coach House also provides convenient living with a useful utility room, large pantry and excellent storage space throughout. Adjoining the property is a useful store/workshop, ideal for storing garden furniture and outdoor equipment. The property boasts ample off road parking, as well as a rear garden with outside lighting and power sockets.





SITUATION

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, baker, grocers, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile bank and 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.

SERVICES: All mains services are connected. Mains gas fired central heating. Underfloor heating throughout the whole of the ground floor and within the bathrooms on the first floor.

TENURE: South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel 01803 861234.

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council. The property has yet to be rated for council tax.



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Approximate Gross Internal Floor Area = 209.0 sq m / 2250 sq ft

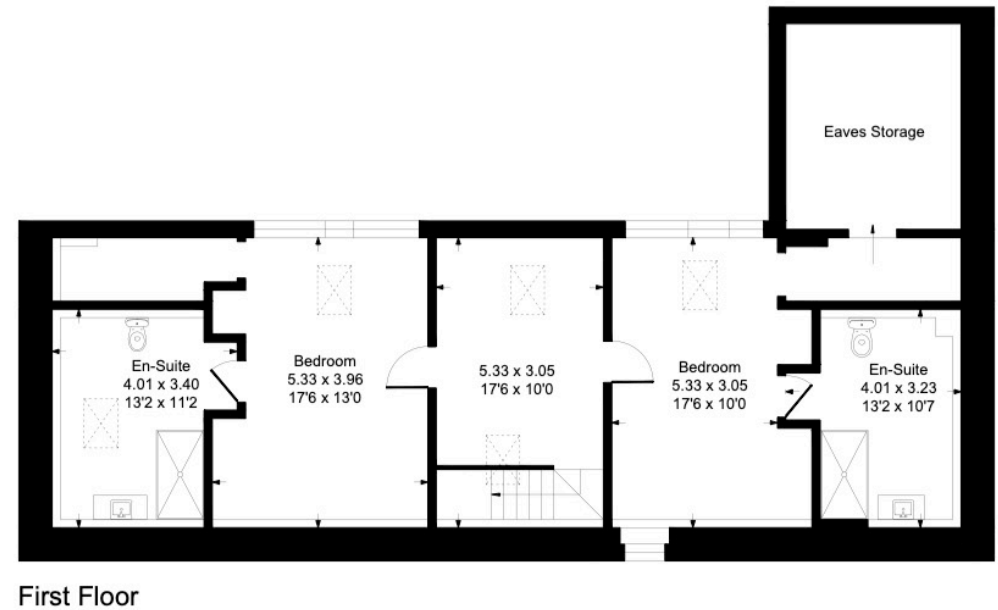
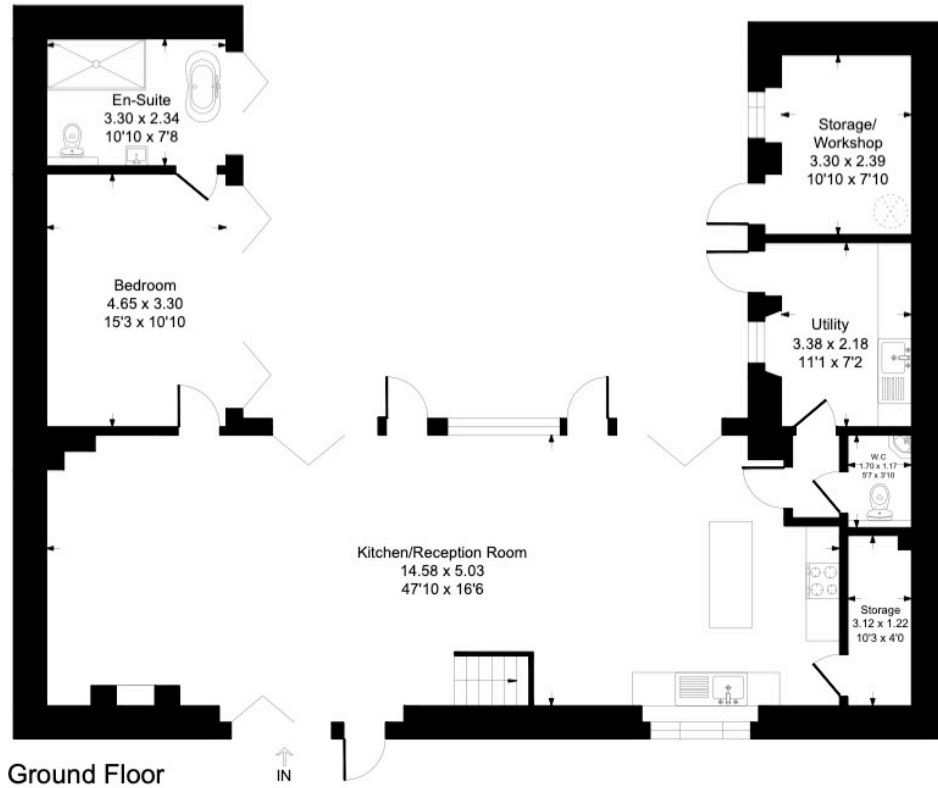


Illustration for identification purposes only, measurements are approximate, not to scale.

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