

19 Brownston Street

Modbury, Ivybridge, PL21 0RG

19 Brownston Street is a beautifully presented Grade II Listed property located in the heart of Modbury.

Upon entering is the entrance hall with original, decorative-tiled floor and staircase with under stairs storage cupboards and covered access to the cellar. The ground floor is spacious and comprises drawing room with open fireplace, built in shelving and a large sash window, living room with beautiful high ceilings, dual aspect windows and wood burner, there is also the conservatory overlooking the garden. The kitchen is a light and bright room with sash windows, there is ample storage, space for appliances and a breakfast table. From the kitchen is a rear passageway providing perfect space for storing coats and shoes, there is also a downstairs cloakroom.

Stairs lead from the entrance hall to the impressive galleried landing with part-stained glass roof light giving natural light reaching down to the ground floor. On the first floor are four spacious double bedrooms, the rooms to the rear of the property benefit from far-reaching views over the garden to the church in the distance. The master suite occupies its own side of the property enjoying a walk-in wardrobe and additional storage, spacious bathroom with two sash windows providing an abundance of light and the generous double bedroom with dual aspect windows framing south-westerly views over the town and a feature fireplace. There is also a further family shower room with a modern finish.

To the front of the property is a small courtyard area accessed via the wrought iron gates, this is a great spot for a small seating area or flower pots. To the rear of the house is the hidden treat, a large enclosed garden with a range of different lawned areas and mature trees, access to the rear of the garage and a modern outside office sitting discreetly to the side of the garden, perfect for working from home. Directly to the rear of the property is a patioed seating area with a south-westerly aspect, ideal for al fresco dining in the evenings.

- **Characterful Family Home**
- **Spacious Accommodation**
- **Naturally Light and Bright**
- **Generous Garden**
- **Garden Office**
- **Beautiful Views across Modbury**
- **Garage**
- **Impressive Galleried Landing**
- **Garden with Sunny Aspect**
- **Four Double Bedrooms**
- **Walking Distance to Town**

An immaculately presented four bedroom character property located in the heart of Modbury benefiting from a generous plot with a large garden, outside office, garage and spacious accommodation throughout.



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Brownston Street, Modbury, Ivybridge, PL21

Approximate Area = 2752 sq ft / 255.6 sq m
 Garage = 303 sq ft / 28.1 sq m
 Home Office = 112 sq ft / 10.4 sq m
 Total = 3167 sq ft / 294.2 sq m

For identification only - Not to scale



SERVICES

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

The property is in Council Tax Band D.

TENURE

Freehold

LOCAL AUTHORITY

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

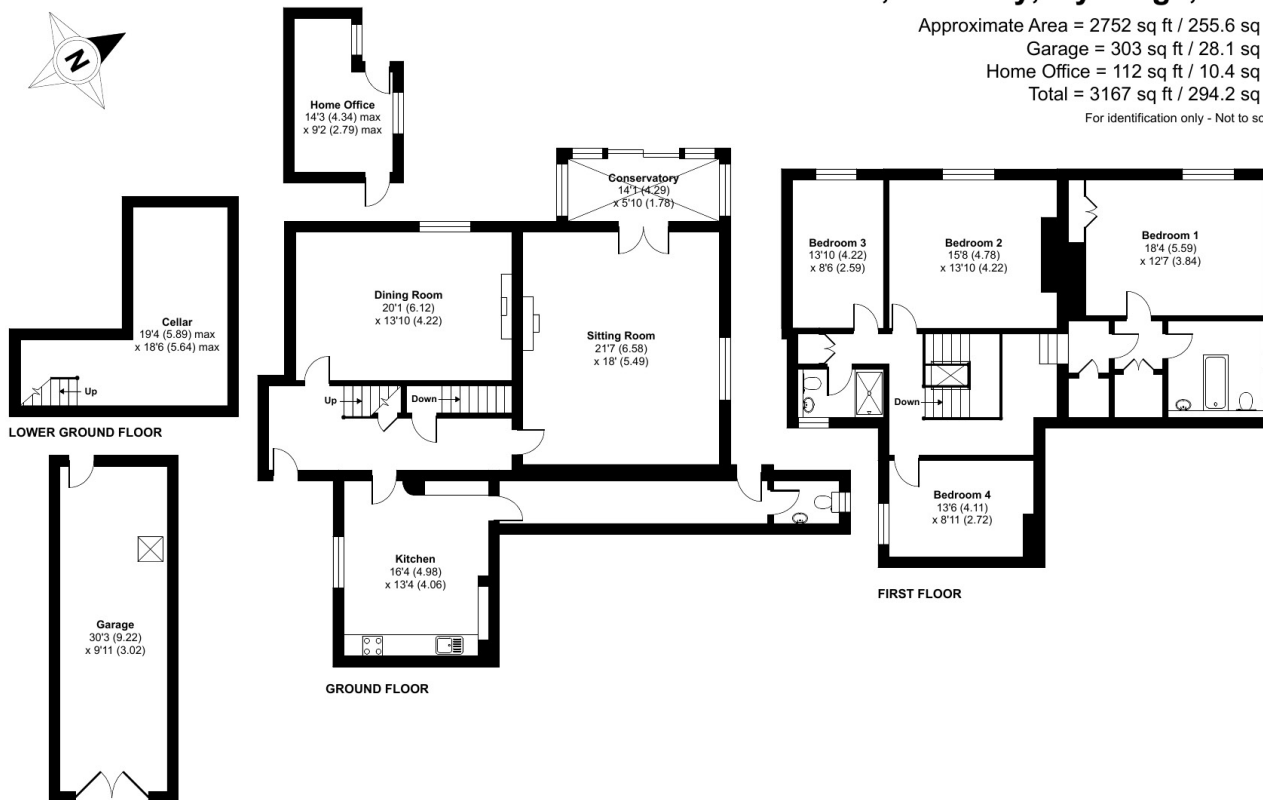
VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 830831.

DIRECTIONS

From our office turn right and then left up Brownston Street. Continue up the road and 19 Brownston Street can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Luscombe Maye. REF: 1058684



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