





7 Ayleston Park

Modbury, Ivybridge, PL21 OTX

- Spacious Detached House
- Four Double Bedrooms
- Gated Driveway Parking
- Detached Double Garage
- Nearby Amenities and Schools
- Naturally Light and Bright
- Short Drive to Nearby Beaches
- Easy Access to the A38
- Prominent Town Location
- Delightful Wrap-Around Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

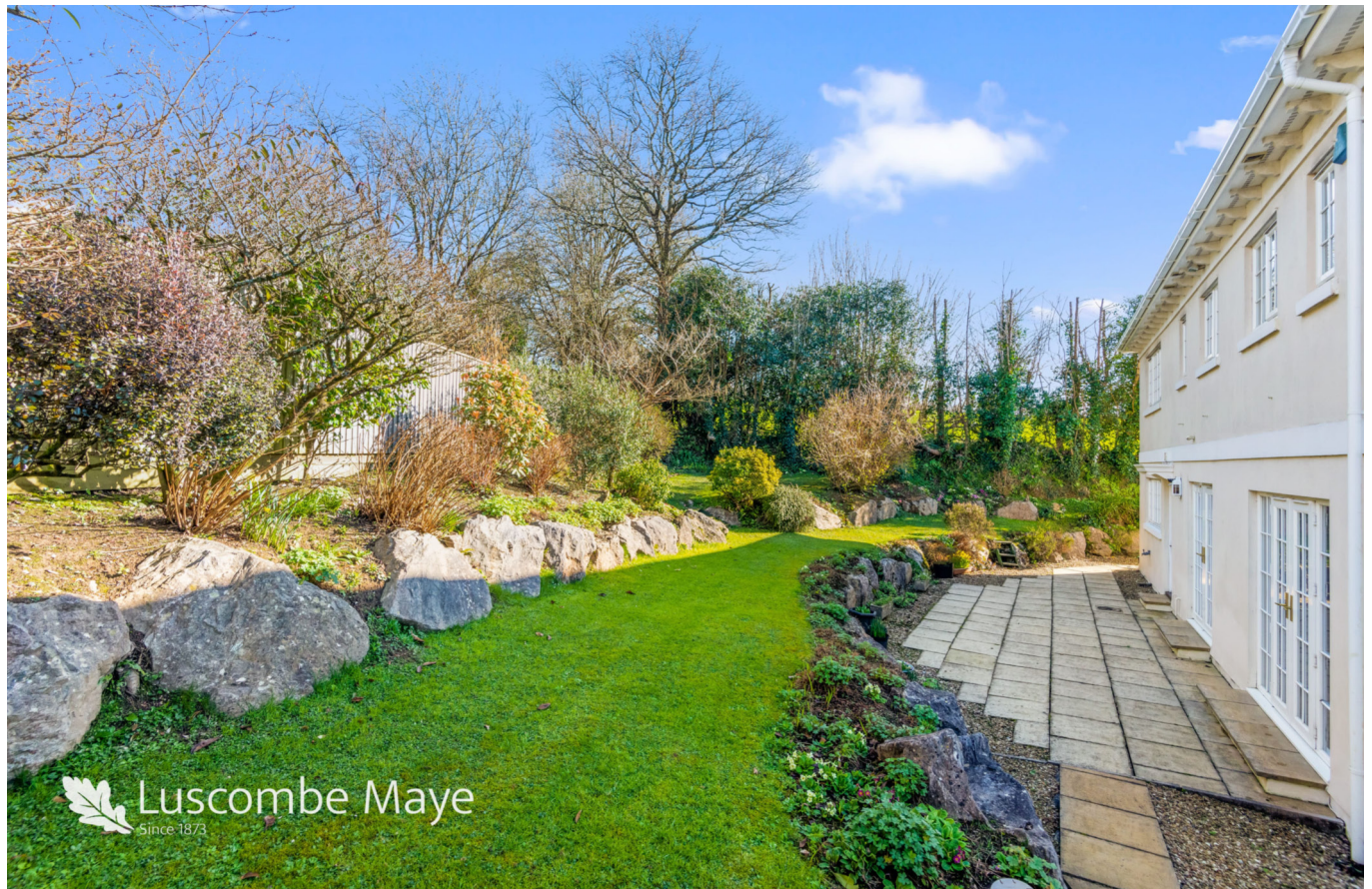


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DESCRIPTION

Located in the heart of Modbury within a level walking distance of the town centre, Ayleston Park is a well-presented cul-de-sac of houses sitting on the edge of the Millennium Gardens. Situated in an elevated position with Ayleston Park, this substantial and modern Georgian style home enjoys far-reaching countryside views and a generous and private plot.

Upon entering through the iron gate and pillared entrance, ample parking is offered to the front of the property with access to the double garage. A pathway leads from here through the manicured front garden to the Portico entrance of 7 Ayleston Park.

Once inside this delightful home the lobby provides space for shoes and coats with double doors to the grand entrance hall with stairs leading to the first floor galleried landing. From here doors open to the principle reception rooms, the sitting room is a breathtaking triple aspect room benefiting from generous proportions with double doors leading to the rear garden and a modern open fire with marble mantel piece. The dining room is a pleasant room with views over the garden and double doors to the rear patio, there is also a study to the front of the property which is perfect when working from home. The kitchen/breakfast room is fitted with an abundance of wall and floor mounted storage incorporating integrated appliances, there is ample space for a breakfast table, access to the side garden and a door to the utility room.

On the first floor the property offers further generous accommodation with four spacious double bedrooms including a glorious master suite with en-suite bathroom and dressing room and a lovely guest bedroom with en-suite shower room. There is also the generous family bathroom with separate bath and shower.

Outside, 7 Ayleston Park occupies a generous and private elevated plot with far-reaching countryside views and a magnificent garden. The manicured garden has been thoughtfully landscaped and displays an array of mature trees and flowers. To the rear is a large patio, accessed from the living room and dining room, providing the ideal spot for Al fresco dining and overlooks the raised lawn area. To the side are further patio and lawned areas with hedge surrounds.

To the front of the property is the large detached garage/workshop with power and light, with hard standing behind for a shed or similar building, further manicured gardens and gated driveway parking for 3 cars.





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, mobile library and bank. 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: Mains electricity, gas, water and drainage.

TENURE: Freehold

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council. Council Tax: G



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Approximate Gross Internal Floor Area = 203.4 sq m / 2190 sq ft
Garage Area = 32.6 sq m / 352 sq ft
Total Area = 236.1 sq m / 2542 sq ft

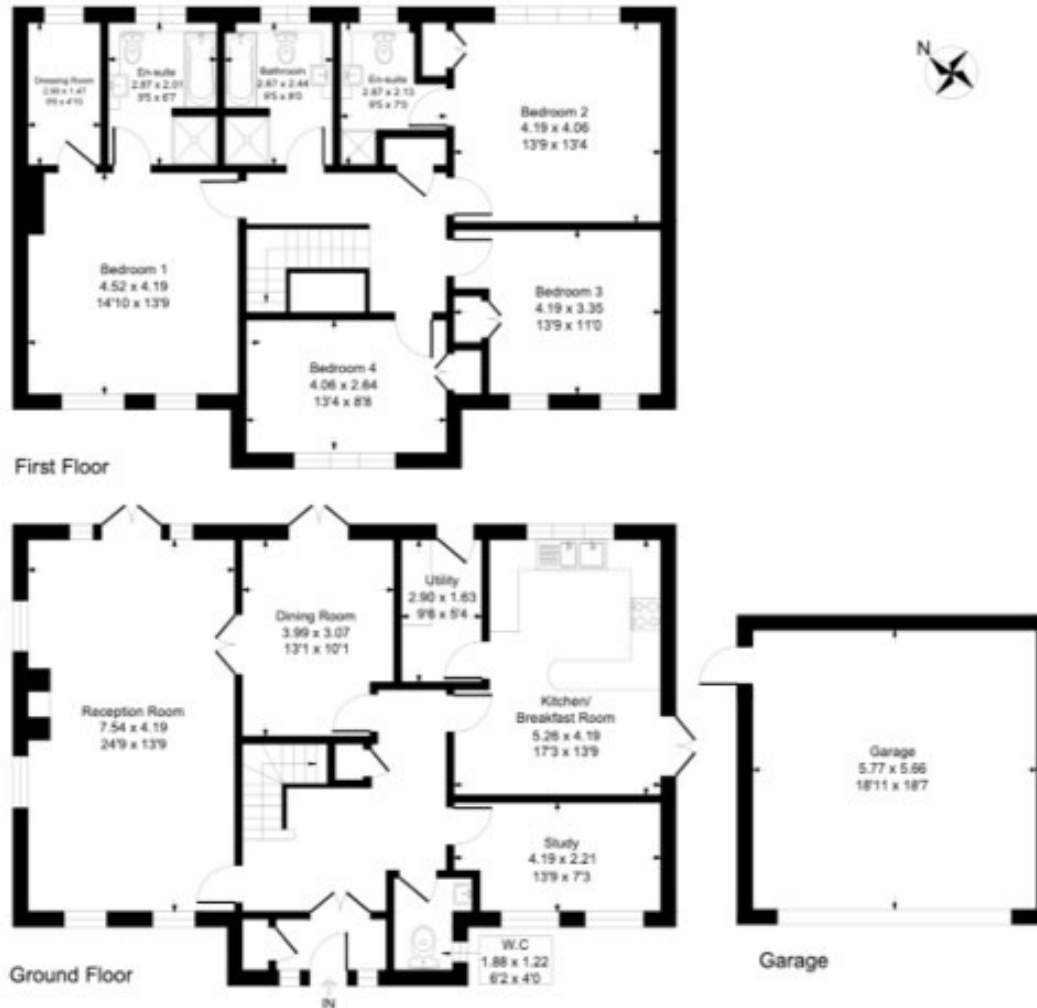


Illustration for identification purposes only, measurements are approximate, not to scale.

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