



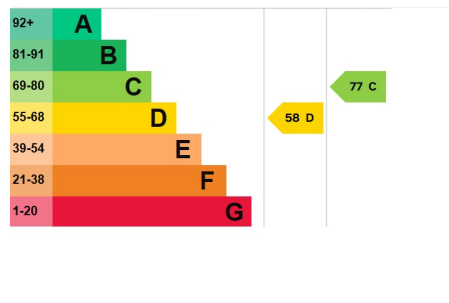


 Luscombe Maye  
Since 1873

# Old Glebe

Easton, Nr Bigbury, TQ7 4AN

- Traditional Country House
- Charm & Character Throughout
- Galleried Reception Hall
- Drawing Room With Woodburner
- Spacious Principal Rooms
- Formal Gardens, Orchard & Woodland
- Close to Fabulous Beaches
- Garage and parking
- Grade II Listed
- Stunning Rural Views



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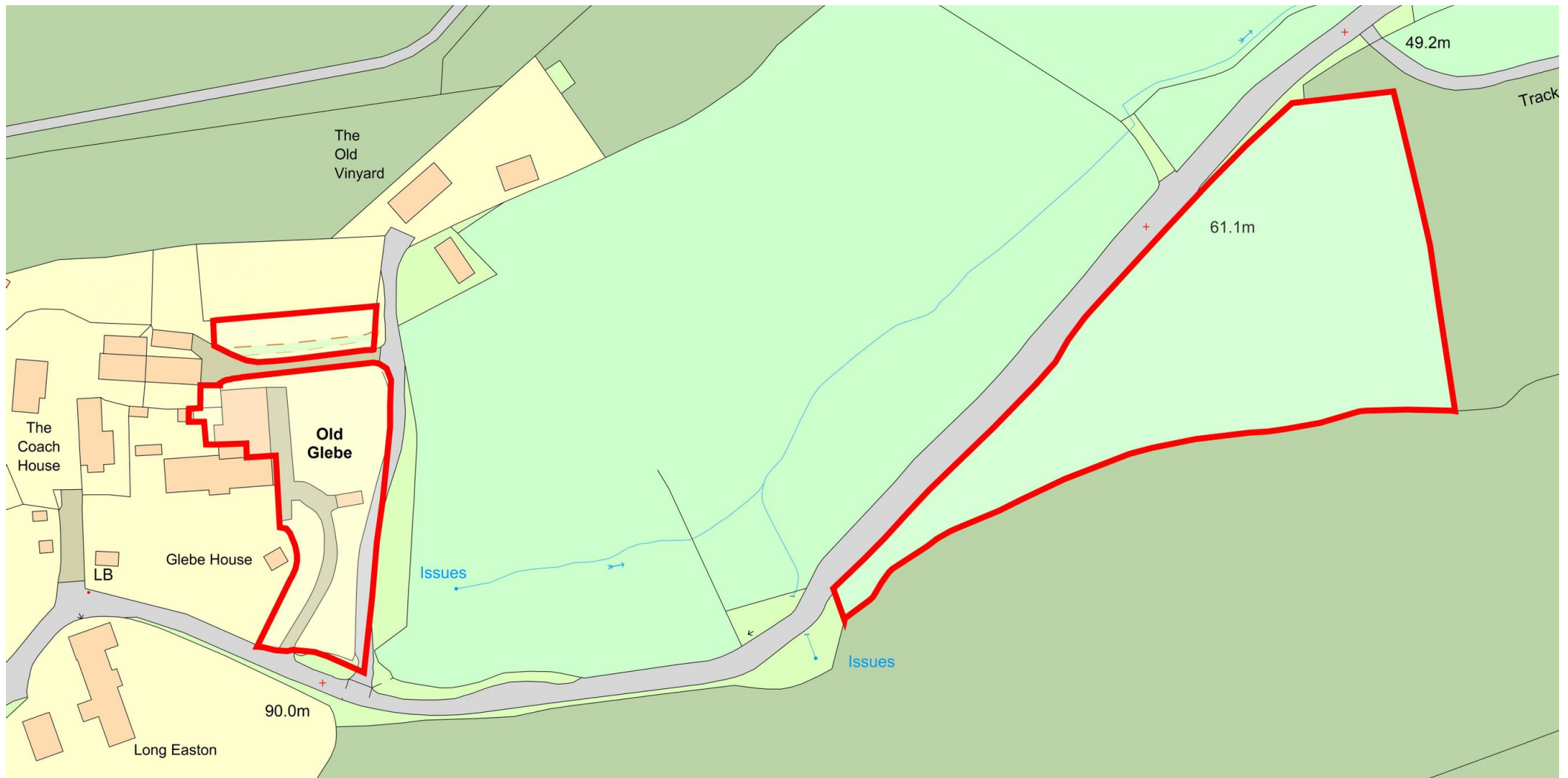


Step through the multi paned front door into the welcoming entrance hall with its wood block floor, feature wood burning stove and ample space for storing coats and boots. Move through into the beautiful galleried reception hall with ceiling rose and ornate coving, currently the music room and offering superb acoustics as well as a formal reception space with a cosy corner for reading or relaxing. To one side is the traditional drawing room with oak flooring, two sash windows with original oak shutters overlooking the formal lawned gardens to the front. A wood burning stove is set within a marble fireplace providing a charming focal point to the room.

To the other side of the reception hall, original flagstone flooring leads through the rear hall giving access to the country style kitchen with its oil fired Aga, integrated appliances and views over the front lawns. The kitchen opens into a large and airy dining room with a delightful window seat. Further, on the ground floor are a study and a cloakroom. A door leads out to the rear courtyard giving access to a utility room with plumbing for washing machine and housing the oil fired central heating boiler. There is a further area adjacent providing a useful storage space. From the reception hall a beautiful oak staircase rises to a spacious galleried landing flooded with light. The master bedroom is generous in size and enjoys superb vistas over the grounds and the valley beyond. The three further bedrooms are all doubles and all enjoy the spectacular views. There are two modern bathrooms, the principal bathroom benefitting from a free standing roll top bath and separate shower. From here a door leads out onto a sunny balcony.

Old Glebe sits hidden beyond a stone pillared and wrought iron gated entrance with a sweeping driveway, flanked by lawned gardens, punctuated by mature and beautiful flowering magnolias leading past the garage to the parking area in front of the house. The formal front garden is mainly laid to lawn and bordered by mature flower beds with established plants and shrubs. The garden enjoys a sunny aspect and an impeccable view across the South Hams countryside. From the garden, stone steps give access up to a small orchard and just a short stroll down the lane will bring you to "Goodwill Wood" which comprises of approximately 2 acres of mature woodland with oak, sweet chestnut and ash trees, as well as a plethora of wild flowers, through the seasons.





#### LOCATION

Easton is a small hamlet, half a mile from the centre of Bigbury village, a charming village located 1.5 miles inland in the South Hams area of South Devon. At St Ann's Chapel you will find Holywell Stores & Post Office which is open 7 days a week providing all your daily grocery needs, public house and restaurant. Approximately one mile away is Bigbury-on-Sea which is a very desirable coastal village in an Area of Outstanding Natural Beauty. Famous for its magnificent sandy beaches and glorious views over Burgh Island with the renowned Art Deco hotel and the historic Pilchard Inn. A comprehensive range of shops, services and recreational facilities can be found at Kingsbridge (some 8 miles away, with a tidal road which can be taken as a short cut by approximately 3 miles depending on the height of tide). The Georgian town of Modbury, which is well provided with a range of shops and restaurants is some five miles away.

#### SERVICES

Mains electricity and water. Private drainage shared with two other properties. Oil-fired central heating.

#### TENURE

Freehold. With vacant possession upon legal completion.

#### LOCAL AUTHORITY AND COUNCIL TAX

South Hams District Council. Council Tax Band G

#### VIEWING

Viewing strictly by appointment with Luscombe Maye, Modbury 01548 845090



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Approximate Gross Internal Floor Area = 283.0 sq m / 3047 sq ft

Garage Area = 16.1 sq m / 174 sq ft

Outbuilding Area = 4.92 sq m / 53 sq ft

Total Area = 304.0 sq m / 3274 sq ft

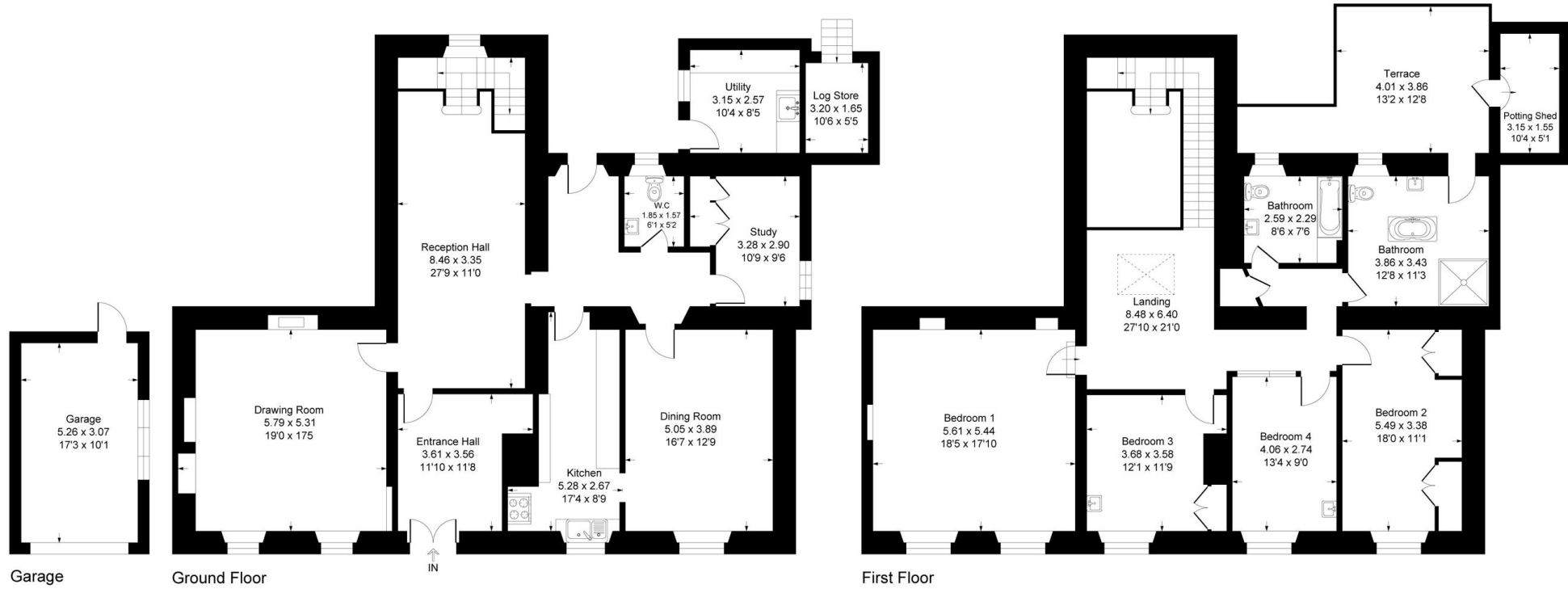


Illustration for identification purposes only, measurements are approximate, not to scale.



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