





Luscombe Maye
Since 1873



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Yarn Hay

Brownston Street, Modbury, PL21 0RQ

With circa 2400 sqft of accommodation, Yarn Hay offers the ideal family home with its large grounds and modern finishes. The accommodation comprises entrance hall with pantry cupboard and WC, a spacious reception room with dual aspect windows framing the views over the countryside and access to the garden. The kitchen is immaculately presented with a range of fitted units, integrated appliances, Everhot and is spacious enough for a large breakfast table. A useful utility room is located off the kitchen with access to the garden. French doors open into the lovely dining room with storage cupboards and far-reaching views, leading through to the spacious living room with a vaulted ceiling, log burner and access to the front garden.

To the far end of the property are the bedrooms, four spacious double rooms all benefitting from views over the wrap-around garden, an abundance of natural light and fitted wardrobes. The master bedroom is an opulent room with dual aspect windows and access to the garden, fitted wardrobes and a large ensuite with separate bath and shower. There is also a family bathroom, incredible airing cupboard and garden access.

Yarn Hay sits in the centre of generous gardens and grounds which are largely laid to lawn, except where the drive terminates in an extensive parking area which can accommodate numerous vehicles. Further parking is offered within the double garage with further workshop and garden store to either side. Two further outbuildings are on offer with The Dairy providing storage and the studio, which has been converted, is the ideal space to work from home whilst enjoying the far-reaching views.

The garden is gently sloping in areas with a large terrace to the front aspect, ideal for al fresco dining and enjoying the summer sun. The garden is fully enclosed by a mature hedge border allowing a high degree of privacy with the ability to enjoy far-reaching countryside views from many areas of the garden.



3 Church Street, Modbury, Ivybridge, PL21 0QW

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Set in a hidden spot in the centre of Modbury, this modern detached bungalow is incredibly spacious with a large plot, double garage, driveway parking and a studio.

- **Four Double Bedrooms**
- **Detached Property**
- **Substantial Plot**
- **Town Centre Location**
- **Nearby Amenities and School**
- **Double Garage**
- **Ample Driveway Parking**
- **Naturally Light and Bright**
- **Detached Studio & Barn**
- **Spacious Accommodation**
- **Short Drive to Nearby Beaches**



SERVICES

Mains electricity, gas, and water. Private drainage.

COUNCIL TAX

The property is in Council Tax Band F.

TENURE

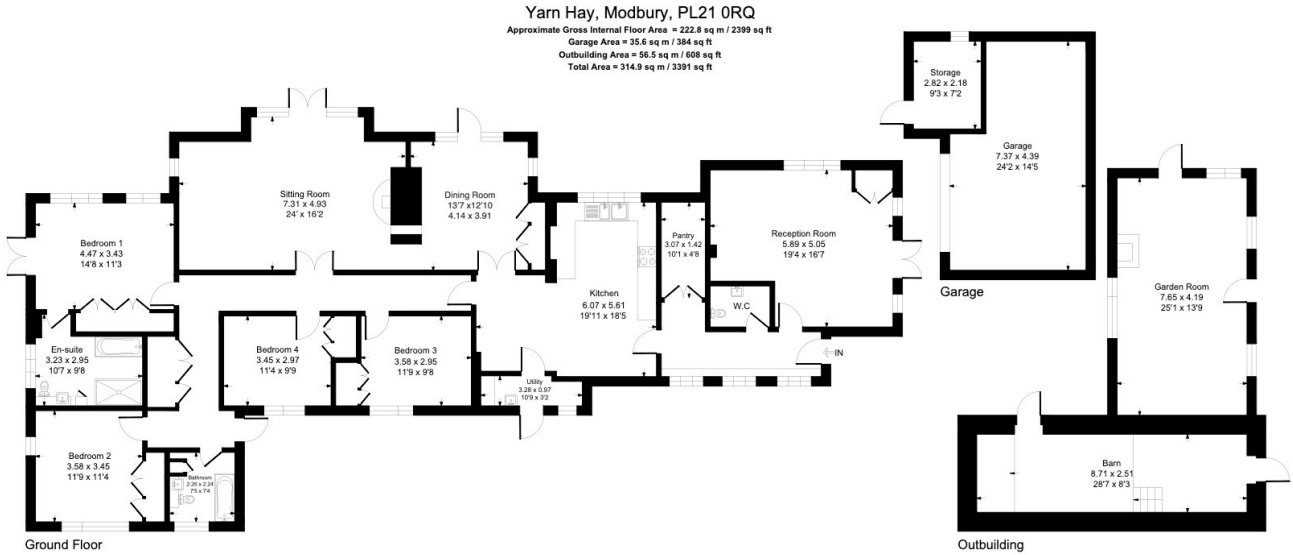
Freehold.

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.



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |