



Luscombe Maye

Since 1873

Harraton Barns, Harraton, Modbury, PL21 0SU

Guide Price £475,000

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This stunning property sits off the Modbury to Kingsbridge road and is located at the heart of the South Hams, within easy reach of some fabulous sandy beaches, and even Dartmoor National Park. From the front door you enter a large contemporary living space with a polished concrete floor, underfloor heating and a woodburner for cosy nights in. Off the living room is the spacious modern kitchen/diner with a number of fitted appliances. A really useful additional space is the separate utility room which also incorporates a downstairs shower room with a WC and basin. Ideal for washing off the sand from the beach before you go into the rest of the house. A door leads out to the rear garden and stairs up to the first floor. On the first floor, there are four bedrooms, (one of which has an en-suite shower room) and a family bathroom. Carpeted throughout, these lovely bedrooms have high ceilings and a feeling of space. All the bathrooms are fitted to a high standard and tiled in a warm limestone ceramic tile.

OUTSIDE At the front of the house is a parking area. Next to this is a lawned and partially walled front garden. To the rear is a lovely, completely private landscaped garden, laid to patio and set up with privacy screens. From here there is access to a small stone barn; a great space for storage.

0.8 acres of land to the rear of the property is available by separate negotiation at a guide price of £40,000.

Mains electricity and water. Private drainage. LPG gas fired central heating.

Freehold with vacant possession upon completion.

Council Tax Band F

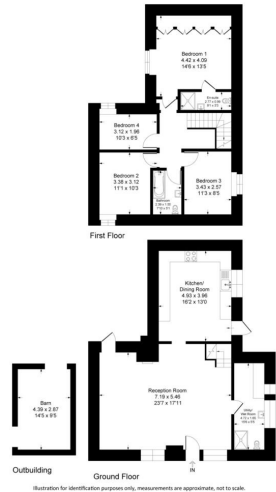
South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234. www.southhams.com

Viewing strictly by appointment with Luscombe Maye, Modbury 01548 830831 modbury@luscombemaye.com

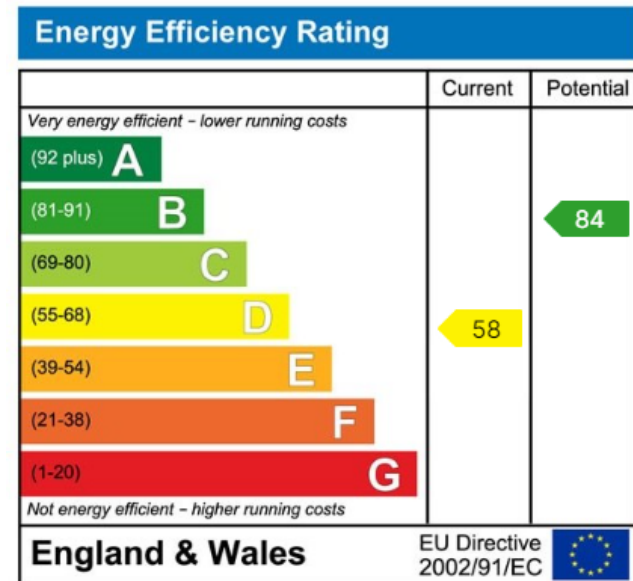


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Approximate Gross Internal Floor Area = 199 sq m / 1468 sq ft
 Outbuilding Area = 12.0 sq m / 128 sq ft
 Total Area = 211.0 sq m / 1597 sq ft



- High specification
- Semi Detached
- Gardens Front And Rear
- Small Stone Barn/Store
- Grade II Listed
- Easy Reach of Sandy Beaches
- Fantastic Living Space
- Off Road Parking
- 4 Bedrooms/3 Bathrooms
- Further Land available by separate negotiation



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.



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