



Luscombe Maye

Since 1873

Hollybrake, 26 Lutterburn Street, Ugborough

Guide Price £400,000

🛏️ 2 🚿 1 🚻 1



DESCRIPTION

Located in the sought after countryside village of Ugborough, Hollybrake is a beautiful two bedroom detached cottage which has been brilliantly finished with character throughout.

Upon entering the property you are greeted by the porch offering ample space to store coats and shoes, leading through to the generous living room with double aspect windows, exposed stone fire place with slate hearth and log burner. The kitchen is well-presented with a range of mounted wall and floor storage, space for washing machine and fridge/freezer and a Range induction hob and cooker. To the rear of the property is the spacious garden room with French doors leading to the rear garden, this lovely light space is ideal for a dining room or other uses.

Stairs lead from the living room to the first floor where two double bedrooms can be found, both lovely size rooms with countryside views. The newly fitted bathroom has a modern feel and is finished to a high standard including a bath with shower over, pedestal hand basin and WC.

Outside, the rear garden has been thoughtfully improved with a level lawn surrounded by raised bed housing a colourful range of flowers, trees and shrubs. At the top of the garden is a patio area providing the perfect space for al fresco dining in the summer months. There is also a home office that is insulated and tucked away offering the ideal spot to work from home.

Hollybrake benefits from a parking space to the front of the property and a single garage with up and over door.

SERVICES All mains services are connected. Gas fired central heating.

TENURE Freehold. **COUNCIL TAX** Council Tax Band D.

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



26 Lutterburn Street, Ugborough, PL21 0NG

Approximate Gross Internal Floor Area = 82.4 sq m / 888 sq ft
 Garage Area = 17.8 sq m / 192 sq ft
 Outbuilding Area = 4.9 sq m / 53 sq ft
 Total Area = 105.2 sq m / 1133 sq ft

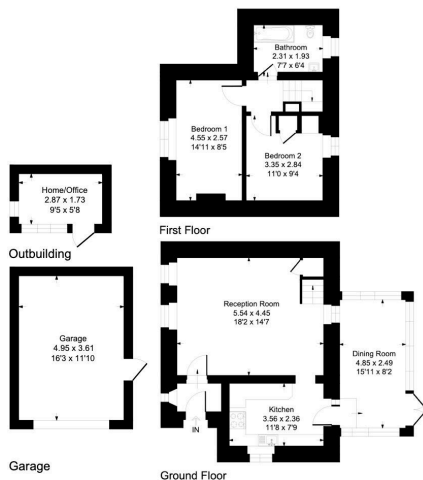


Illustration for identification purposes only, measurements are approximate, not to scale.

- Two Bedroom Cottage
- Easy Access to A38
- Enclosed Rear Garden
- Naturally Light and Bright
- Single Garage
- Countryside Village Location
- Beautifully Presented Throughout
- Home Office
- Walking Distance to Local Pubs
- Ideal Investment or Home



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.



Modbury:
 3 Church Street, Modbury, Ivybridge PL21 0QW
 01548 830831
 modbury@luscombemaye.com
www.luscombemaye.com