



Luscombe Maye

Since 1873

Church Street, Modbury, PL21 0QW

Guide Price £265,000

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DESCRIPTION

The property, having undergone an extensive renovation, now stands as a stylish and superb home in the heart of Modbury, conveniently close to all local amenities. It is accessed via a shared, private covered walkway that leads to a shared cobbled courtyard at the rear of the property. The entrance hall, tiled and equipped with space for coats and boots, opens to a staircase that ascends to a half landing with a modern cloakroom with WC. The staircase continues up to the first-floor landing, featuring a built-in storage cupboard and a door to the open-plan living and dining room. This room is airy, spacious and full of character, boasting an original open fireplace with a marble surround and mantle with inset tiling and a slate hearth, ceiling coving, an ornate ceiling rose and a sash window facing the front. The kitchen is modern and sleek, complete with high-quality integrated appliances including a dishwasher, oven and hob. A turned staircase from the landing leads to the second floor, where two sizable double bedrooms are located; the rear bedroom offers stunning views of the countryside and built-in storage. The bathroom is fitted with a superior white suite, complemented by antique-style hardware and exquisite tiling. Externally, the property benefits from a shared cobbled courtyard to the rear and a further paved courtyard garden, which leads to a parking space adjacent to Church Lane. Overall, this property is beautifully appointed, making it an ideal choice for a permanent residence, a second home, or an investment opportunity.

Tenure: Leasehold. Lease length: 999 years from March 2023.

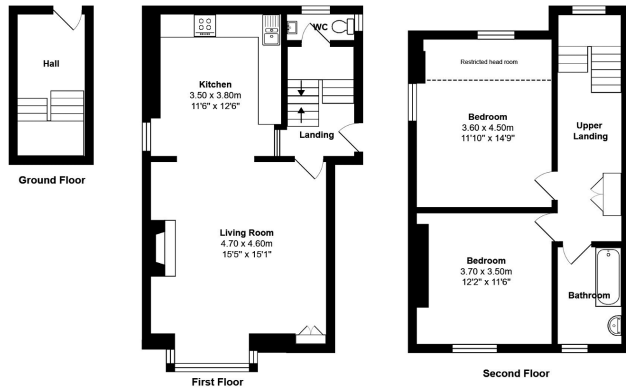
Electric: mains. Water: mains. Heating: LPG gas central heating.
Sewerage: mains. Broadband: ADSL none currently connected.
Mobile signal: <https://checker.ofcom.org.uk/>

Local Authority: South Hams District Council, Follaton House,
Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234 Council Tax:
Band A

VIEWINGS

Strictly by appointment with Luscombe Maye, Modbury 01548
830831





9b Church Street, Modbury
 Total Area: 97.7 m² ... 1051 ft²
 All measurements are approximate and for display purposes only

- Recently completely renovated
- Character features throughout
- Countryside views
- Off road parking space
- Grade II Listed
- Ideal permanent home, second home or investment property
- Open plan kitchen/dining/living
- Central location
- Use of private courtyard gardens
- Leasehold with 998 years remaining



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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