







1 Harraton Barns

Modbury, Ivybridge, PL21 0SU

Located on the outskirts of the market town of Modbury and within a short drive of the nearby beaches of Bigbury, Challaborough and Wonwell, 1 Harraton Barns is an impressive semi-detached barn conversion that has been finished to a high standard throughout.

Upon entering the property you are greeted by a spacious, open plan kitchen with dining room table and snug area. Polished concrete flooring throughout the ground floor matches the contemporary fitted kitchen with ample storage cupboards and integrated appliances. To the rear of the kitchen is the useful utility room leading to a cloakroom. The large sitting room has dual aspect windows and a wood-burning stove.

The central oak and glass staircase leads to the first floor landing, to front of the property is the generous master bedroom with built-in wardrobes and modern ensuite. There are three further double bedrooms and the contemporary family bath room with shower.

To the front of the barn conversion is ample, gated driveway and level lawn area with mature hedge surround.

The rear garden is a hidden treat spread across a range of levels offering an abundance of private spaces to enjoy the sun. A raised lawn area runs around the side of the property. The barn also benefits from a stone storage building with inset shed complete with power and light.

Beautifully presented four bedroom barn conversion enjoying modern finishes, spacious accommodation, front and rear gardens and driveway parking. The property has been finished to a high standard with brilliant finishes throughout.

- **Beautifully finished throughout**
- **High specification**
- **Semi-detached barn conversion**
- **Front and rear gardens**
- **Log Burner**
- **Master bedroom with ensuite**
- **Small stone storage barn**
- **Ample driveway parking**
- **Countryside location**
- **Character features**
- **Four double bedrooms**



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Approximate Gross Internal Floor Area = 135.7 sq m / 1461 sq ft
 Outbuilding Area = 7.6 sq m / 83 sq ft
 Total Area = 143.3 sq m / 1544 sq ft

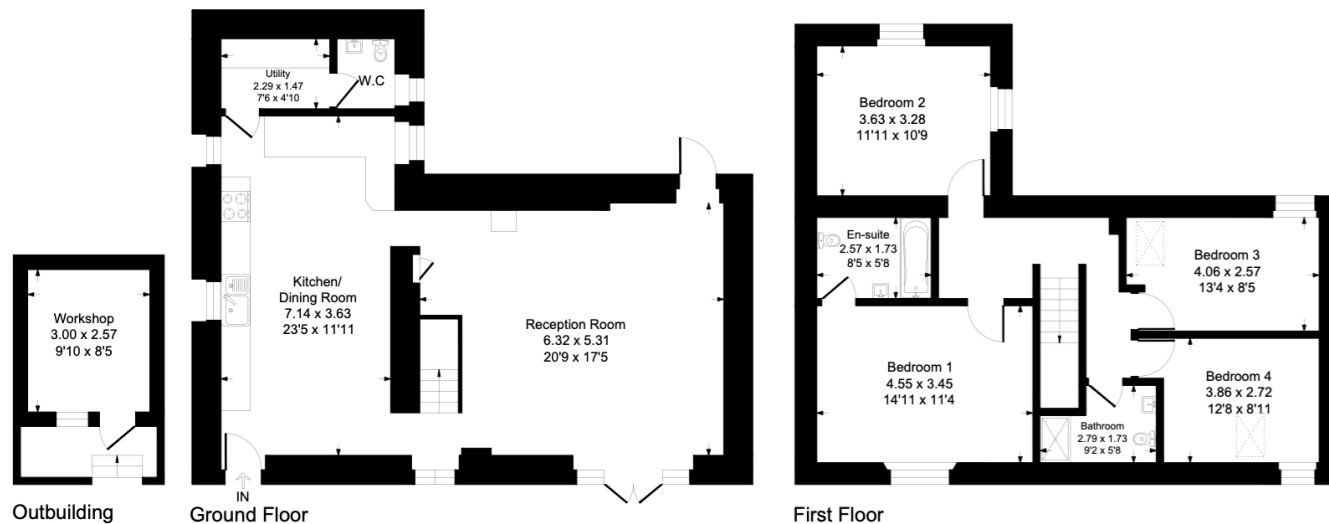


Illustration for identification purposes only, measurements are approximate, not to scale.

FURTHER INFORMATION

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process.

Council Tax: Band F.

Tenure: Freehold. This property is within the curtilage of a Grade II listed building and subject to listed building consent. Standard construction with original Devon stone elevations.

Services: Electric: mains. Water: mains. Heating: Private LPG gas fired central heating with underfloor heating throughout the ground floor and radiators on the first floor. Sewerage: Private drainage - . Broadband: Starlink system with satellite dish. Standard broadband is available at this location. Telephone: Line connected but not currently used. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: Gated Driveway

Viewing: Strictly by appointment with Luscombe Maye, Modbury 01548 830831

re	Energy rating	Current	Poter
	A		
11	B		86
10	C		
18	D	62 D	
14	E		
18	F		
9	G		