Luscombe Maye
Since 1873

# Brownston Street, Modbury

Guide Price £260,000

2 1 1

Hillside Cottage is a beautifully presented, charming Grade II Listed property located on the sought after Brownston Street in the heart of Modbury within walking distance of the high street and local amenities.

Upon entering the cottage is the sitting room enjoying a feature stone fireplace with fitted wood burner, exposed beams and sash windows. The kitchen is deceptively spacious with ample space for a dining table, an abundance of mounted wall and floor storage, integrated appliances, large storage cupboard and sky lights.

Stairs lead from the sitting room to the first floor where two light and airy bedrooms and the bathroom can be found. The master is a generous double with triple aspect windows, vaulted ceiling and exposed beams. The bathroom is well-presented with a modern finish and bath with shower over.

Accessed from the first floor landing is the roof terrace with composite decking, a hidden treat that provides a wonderful and private outside seating and dining area where beautiful views and an abundance of sun can be enjoyed.

Council Tax: Band A.

Tenure: Freehold with flying freehold.

Standard construction.

Electric: mains. Water: mains. Heating: gas central heating. Sewerage: mains. Broadband: Cable. Mobile signal: https://checker.ofcom.org.uk/

Parking: On street parking.

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

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

Hillside Cottage, Brownston Street,
Modbury, PL21 0RG

**Approximate Gross Internal Floor Area = 62.8 sq m / 677 sq ft**

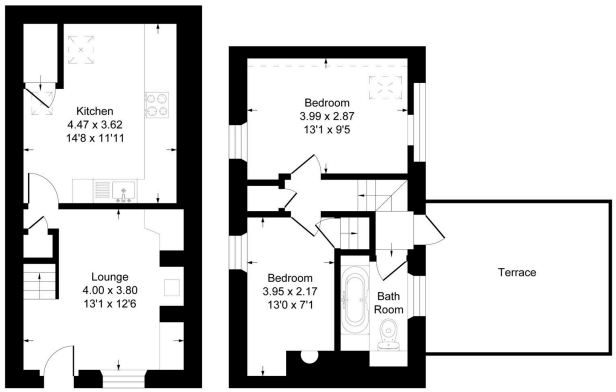


Illustration for identification purposes only, measurements are approximate, not to scale.

- Two bedroom character cottage
- Grade II Listed
- Located in the heart of Modbury
- Short drive to nearby beaches
- Roof terrace
- Sitting room with wood burner
- Nearby countryside walks
- Beautifully presented throughout

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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