











Detached Bungalow | Outstanding Rural Views | Elevated Position | Double Garage | Edge of Popular Village | 2 Stables | Two Paddocks | Opportunity for Modernisation/Extension (STP) | In all some 2.5 Acres |

- **Sought After Location**
- **Un-interrupted Views**
- **Substantial Plot**
- **Requiring modernisation**
- **Double Garage & Car Port**
- **Block Built Stables**
- **Two Paddocks**
- **In All Some 2.5 Acres**
- **For Sale by Formal Tender**

## Newcombe

Ugborough, South Devon, PL21 0HQ

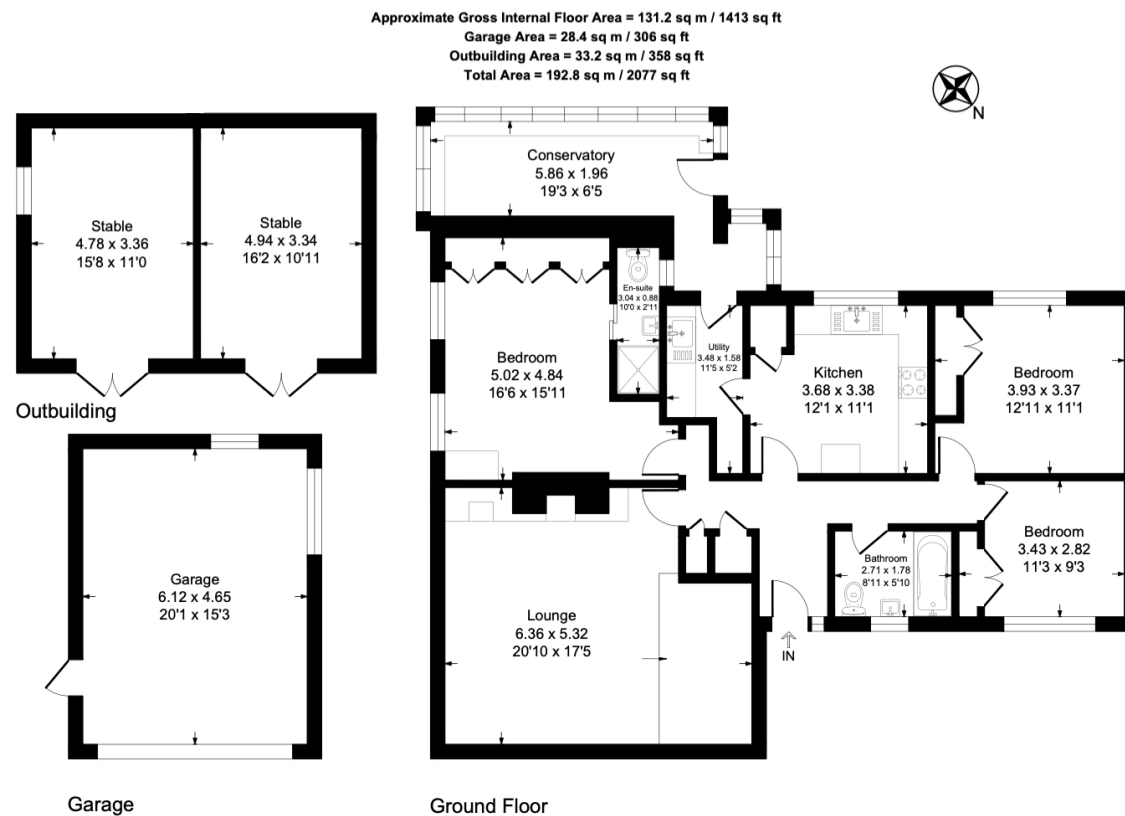
Although the house could use some updating, the accommodation is spacious and well-lit throughout. A double-glazed front door opens into the entrance hall, which provides access to all rooms as well as useful storage space. The spacious, double-aspect lounge/diner is located at one end of the house, offering a delightful view of the gardens and grounds, with the rolling South Hams countryside stretching out beyond. The fitted kitchen is positioned at the heart of the house, with an adjoining utility room leading to a sizeable conservatory to the rear. The master bedroom is generously sized and includes a compact en-suite equipped with a shower, hand basin, and WC. Additionally, there are two further bedrooms and a family bathroom.

Access to the property is via a sweeping private driveway off the lane, offering ample parking and turning space, leading to a detached, block-built double garage with power and light connected. At one end of the house, there is a convenient carport. The extensive and charming gardens feature expansive lawns dotted with small trees, mature shrubs and several apple and pear trees. Additionally, there is an area suitable for growing vegetables along with two greenhouses. The gardens and grounds amount to approximately 0.5 acres. A separate driveway leads to two block-built former stables, suitable for equestrian purposes or for storage. The property also includes two securely fenced, gently sloping paddocks, surrounded by mature hedging and established pasture, totalling approximately 2 acres.



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### SERVICES

Electricity: Mains. Water: Mains. Heating: LPG central heating.  
 Sewerage: Private septic tank. Broadband: ADSL, none currently connected. Mobile signal: <https://checker.ofcom.org.uk/>

### TENURE

Freehold with vacant possession upon legal completion.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Modbury TQ9 5NE. Tel: 01803 861234. Council tax band E

### VIEWINGS

Viewing strictly by appointment with Luscombe Maye Equestrian 01548 845095

### METHOD OF SALE

Newcombe is being offered for sale by formal Tender (unless sold prior), with a closing date for tenders being Friday 4th October 2024 at 12 noon

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	18	33
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	