



Luscombe Maye
Since 1873

Long Park, Modbury, PL21 0RP

Guide Price £350,000

3 2 1



DESCRIPTION

This detached bungalow comes to the market for the first time in just over 40 years, presenting a unique opportunity to acquire a well-loved home with ample potential for modernisation. Offering a flexible layout, the property can be arranged as either three double bedrooms or two bedrooms with a dining room, making it ideal for buyers looking to customise a home to suit their lifestyle. The kitchen, conveniently positioned, has a side door leading outdoors, which provides easy access to both front and rear gardens. Centrally located, the bathroom features a classic white suite with a pedestal wash hand basin, enclosed bath and a low-level WC. The spacious sitting room, situated at the rear of the house, enjoys views of the private garden, with sliding double-glazed doors that open to a paved patio. One of the most versatile spaces in this bungalow is the converted garage, now functioning as the third bedroom. This room includes its own shower room and direct access to the garden, offering flexibility as a home office, a private space for a teenager, or even a lettable room for guests or Airbnb. With a separate entrance, this room can easily be kept independent from the rest of the house.

OUTSIDE

The property is approached via a private driveway that provides parking for 2 to 3 vehicles. A generous front garden, mainly laid to lawn, features mature trees that create an inviting approach. The secluded rear garden, partially bordered by a charming stone wall, offers a beautiful setting for relaxation and outdoor entertaining. Predominantly laid to lawn with established shrub borders, the rear garden also includes a paved patio area that adjoins the house, ideal for alfresco dining.

SITUATION

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, chemist, delicatessen and a number of pubs, cafes and gift shops. Other amenities include a primary school, health centre, dentist, hairdressers, veterinary surgery and a mobile bank and library.



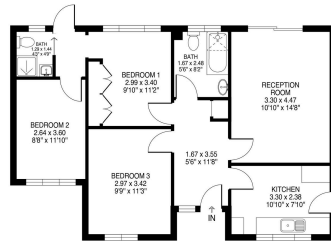


Illustration for identification purposes only, measurements are approximate, not to scale.



- No onward chain
- Flexible 2/3 bedroom layout
- Spacious sitting room with garden view
- Generous front and rear gardens
- Nearby Countryside Walks
- First time on market in 40+ years – ideal for modernisation
- Potential guest space/home office/Airbnb
- Private driveway with parking for 2–3 cars
- Quiet Town Location
- Walking Distance to Modbury Town Centre

