



Luscombe Maye
Since 1873

Palm Cross, Modbury, Devon, PL21 0QZ

Guide Price £495,000

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Located in an elevated position within the market town of Modbury, 2 Palm Cross Green is a beautiful Georgian town house with characterful accommodation, rear courtyard garden, single garage and parking.

Upon entering the property is the cosy sitting room with log burner leading to a double aspect dining room with views down the historic Church Street to the countryside beyond. The kitchen/breakfast room is a lovely space with an abundance of storage, high ceilings and integrated cooker and hob. A further reception room lends itself perfectly for a home office and bedroom. To the rear of the property is a lovely modern extension with bi-folding doors to the enclosed courtyard garden, this versatile space has been finished to a high standard with utility room and a modern shower room.

The first floor is naturally light and bright with three bedrooms, two spacious doubles and a single bedroom, the principle bedroom benefits from dual aspect windows a far-reaching views. There is a large family bathroom with feature fireplace completing the first floor accommodation.

To the front of the house is a low maintenance front garden framed by wrought-iron railings. To the rear is private walled garden, level and enclosed enjoying a south-facing aspect perfect for entertaining. The garden offers potential for extension subject to planning.

2 Palm Cross Green benefits from driveway parking and a single garage, something tricky to find with character properties in Modbury.

Material Information: <https://moverly.com/sale/ACfhDTNQqEMY9jcUR4PaWN/view>

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



2 Palm Cross Green, Modbury, PL21 0QZ

Approximate Gross Internal Floor Area = 129.5 sq m / 1394 sq ft
Garage Area = 17.3 sq m / 187 sq ft
Total Area = 146.8 sq m / 1581 sq ft

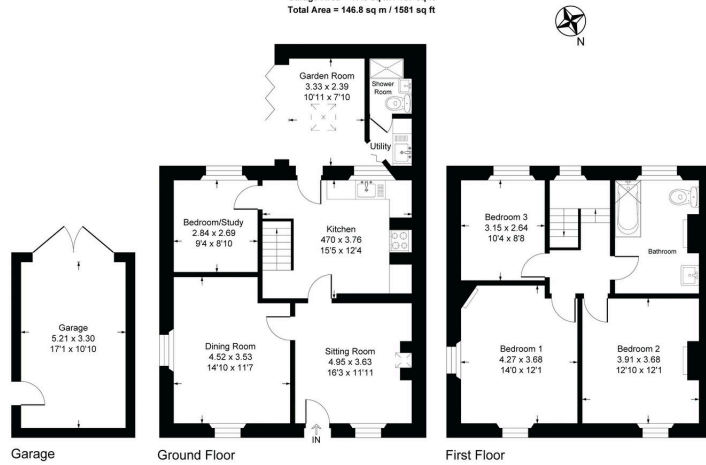


Illustration for identification purposes only, measurements are approximate, not to scale.

- Three/four bedrooms
- Offstreet parking and garage
- Period features
- Walking distance to amenities
- Spacious accommodation
- Enclosed garden
- 3/4 reception rooms
- Views over Modbury
- Modern extension with ground floor shower room
- Log burner

