



Luscombe Maye  
Since 1873



Church Street, Modbury, Devon, PL21 0QR

Guide Price £585,000

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Situated in the heart of Modbury, 21 Church Street is a deceptively spacious period property enjoying all the original features of a character home, with a modern finish throughout.

From the entrance hall, is a spacious sitting and dining room with solid oak parquet floor, two fireplaces and sash windows to the front aspect, with original shutters. A door leads to the rear hallway with beautiful slate flooring that runs through to the kitchen and office. There is also a utility/WC and stairs leading to the first floor landing. The kitchen/breakfast room is a beautiful room with character features, including ornate flooring and a fireplace with woodburning stove, whilst offering a modernised fitted kitchen with electric AGA, a large island, understairs storage and space for a breakfast table and chairs. The ground floor also provides a study leading through to the well-designed utility room, with space and plumbing for a washing machine & tumble dryer, and with a WC.

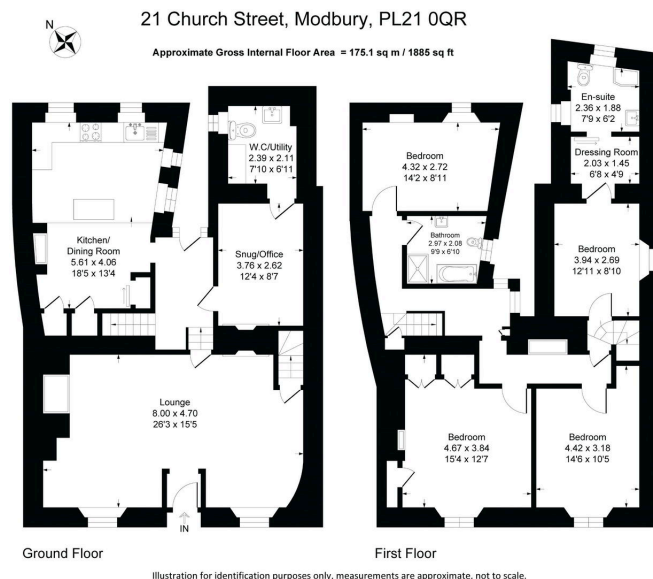
The first floor can be accessed by two staircases and has four double bedrooms, including a generous room with dressing area and en-suite, and a beautifully finished family bathroom.

Outside, 21 Church Street has an enclosed rear garden, which is very private, and begins with an initial courtyard located outside of the kitchen being perfect for al fresco dining. Steps lead to the second tier with a central pathway with lawned areas to either side. At the top is a raised deck area where far-reaching views over the town to the countryside beyond can be enjoyed. The garden is a beautiful space that benefits from the sun throughout the day and offers a range of mature trees, a pond and vegetable garden.

The current owners have rented 2 parking spaces at nearby Palm Cross Estate which they took over from the previous owners.

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 and delicatessen.





- Four bedroom character cottage
- Naturally light and bright throughout
- Central location within Modbury
- Modern finishes whilst retaining original features
- No onward chain
- Large rear garden with countryside views
- Gorgeous bathroom with roll top bath
- Spacious reception rooms and kitchen
- Short drive to nearby beaches
- Scan QR code for Material Information

