



Luscombe Maye  
Since 1873



## Back Street, Modbury

Guide Price £310,000

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## DESCRIPTION

Situated in the heart of the market town of Modbury, The Barn is a semi-detached, reverse level barn conversion with spacious accommodation throughout.

The ground floor offers a wide entrance hall leading to two double bedrooms with fitted wardrobes, a modern family bathroom and there is also a modern cloakroom/WC. Stairs lead to the first floor into a naturally light and bright open plan room with vaulted ceiling and exposed beams. At the far end is a comfortable sitting area with a gas effect log burner and at the other is the modern fitted kitchen with dining area and range of mounted units.

## 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, baker, grocers, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile bank and library. For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Modbury is on the main bus route and is also only about five miles from the A38. Nearby there are fine cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigbury and Dartmoor National Park is several miles to the North.

## FURTHER INFORMATION

Verified Material Information

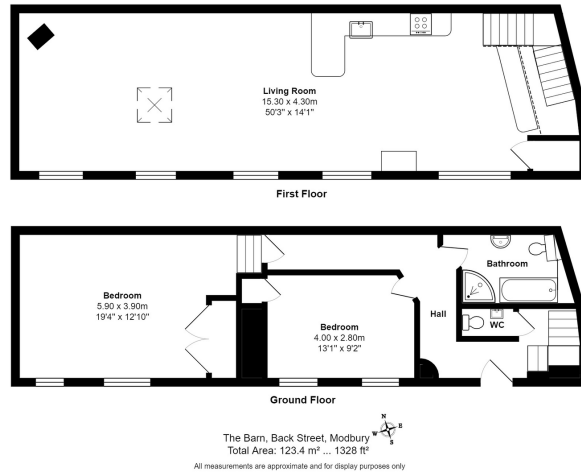
Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard form





- Well-positioned barn conversion
- Vaulted ceilings with exposed beams
- Character features throughout
- No onward chain
- Wood burning stove
- Walking distance to Modbury town centre
- Reverse level accommodation
- Two double bedrooms
- Gas Fired Central Heating

