



Luscombe Maye
Since 1873

Back Street, Modbury

Guide Price £485,000

3 2 2



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 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.

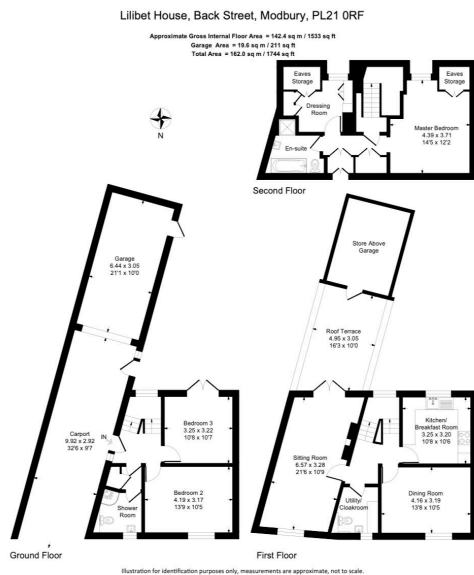
DESCRIPTION

Tucked away in a quiet location just a moments' walk from Modbury town centre, Lilibet House is a beautifully presented character house situated on Back Street. Approached from the carport, the front opens into a spacious hallway with ample storage space for shoes and coats, under stairs storage and stairs leading to all floors. On the ground floor are two spacious double bedrooms and a shower room, ideal for multi-generational living or when visitors come to stay.

The first floor offers spacious living accommodation with a separate kitchen/breakfast room with beautiful views and range of appliances, the dining room and generous living room. The living room enjoys dual aspect windows including French doors leading out to a south facing terrace with far-reaching views across the town towards the church spire and with storage over the garage for outdoor furniture.

The master suite occupies the whole of the second floor with an impressive double barroom, abundance of built in wardrobes, walk-in wardrobes or study if preferred and a large bathroom with separate





- Three Bedroom Character Property
- Covered Parking for 2 cars
- Garage/Workshop
- Naturally Light and Bright
- South facing Terrace and Garden
- Superb master bedroom with en-suite/dressing room
- Amenities and School within short walk
- Views over Modbury to the Countryside
- Cloakroom & utility room
- Ground floor shower room

