



Luscombe Maye
Since 1873

Modbury, South Devon

Guide Price £525,000

3 1 1



DESCRIPTION

Situated on the edge of the sought-after town of Modbury and enjoying lovely views over the surrounding South Hams countryside, The Old Toll House is a charming and characterful Grade II listed detached home. Rich in history and original features, this delightful property offers a unique opportunity to own a part of Devon's heritage, having once served as a toll collection point and still retains its original wall hatch and bench seat where tolls would have been collected.

A welcoming entrance porch provides space for coats and boots and leads into a central hallway. On one side, a spacious double aspect sitting/dining room enjoys excellent natural light from the arched windows and features an open fireplace with wood burning stove, creating a cosy atmosphere year round. To the other side of the property, the farmhouse style kitchen/breakfast room is fitted with a range of traditional units and integrated appliances including a cooker with oven and hob, fridge and dishwasher. From here, steps lead to the rear hall where there is a useful utility area with storage, plumbing for a washing machine, the central heating boiler, a rear door to the garden and access to a cloakroom with WC and hand basin.

Upstairs, a split level landing leads to three well proportioned bedrooms. One of the bedrooms benefits from a double aspect outlook through its arched windows over the surrounding countryside. Bedroom two has a built in storage cupboard and all are served by a good sized family bathroom with views across the rear garden. Outside, the property is approached via a gated private driveway with ample parking for several vehicles and access to a detached garage.

The gardens are a true highlight, having been thoughtfully landscaped and offering several delightful areas to enjoy. A lawned garden bordered by a stone wall and mature planting directly adjoins the house, with a rose covered archway leading through to a walled pond area, beyond which is a productive vegetable garden, greenhouse and additional storage area.



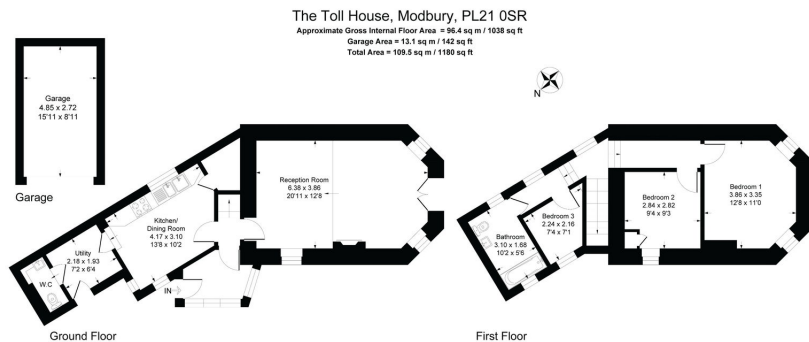


Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached Grade II listed character home
- Original period features
- Spacious living/dining room with wood-burning stove
- Farmhouse-style kitchen with integrated appliances
- Three bedrooms with countryside views
- Useful utility space and cloakroom
- Gated driveway and detached garage
- Lovely mature gardens
- Walking distance into Modbury town centre

