



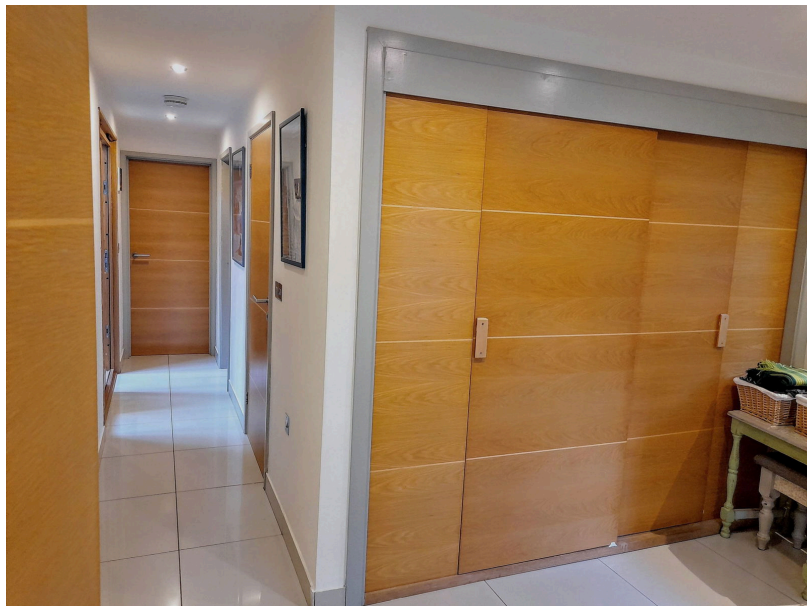
Luscombe Maye  
Since 1873



## Back Street, Modbury

Guide Price £750,000

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## DESCRIPTION

The Old Smithy is a hidden treat located in the centre of Modbury, the modern finish mixed with the retained character of the original building offers an exciting proposition to any potential purchaser.

The property offers four bedrooms, spread across two floors, all of generous proportions. The spacious master bedroom benefits from a dressing area and en-suite. The ground floor is cleverly configured to allow light to travel from the first floor Clements conservation windows through the atrium area providing light to all the rooms, as well as a further reception room and has tiled flooring throughout. The first floor accommodation is beautiful and spacious with engineered oak flooring and there is underfloor heating throughout the whole house. The main living area provides open plan living including the modern kitchen with an abundance of natural light and high standard finishes throughout. The log burner in the living room is lovely feature linking to the original character of the building.

Outside, The Old Smithy benefits from a substantial double garage with utility area and electric door to front with a personal connecting door directly from the house. The double garage provides ample parking for two cars. The gated parking area is generous and allows for outside space throughout the year. The property really is finished to a very high standard with underfloor heating throughout and is conveniently positioned in a quiet yet central spot in the heart of Modbury.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Quiet town centre location
- Abundance of parking
- Character features
- Naturally light and bright accommodation
- Double garage
- Walking distance to amenities
- Short drive to nearby beaches and villages
- Log burner
- Master bedroom with ensuite and dressing room

