



Luscombe Maye
Since 1873

Moon Lane, Modbury, PL21

Guide Price £495,000

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DESCRIPTION & SITUATION

Located in the heart of the bustling market town of Modbury, 1 Moon Lane offers a three bedroom character cottage with spacious accommodation and countryside views.

Boasting character throughout, the ground floor offers an open plan kitchen/ dining room with a range of mounted cupboards, integrated appliances including a Rayburn, and an abundance of natural light from the three sash windows on the front aspect. The spiral staircase leads to the first floor where the generous living room can be found, this lovely space benefits from a log burner and beautiful countryside views. On the first floor is a double bedroom with a modern ensuite shower room.

On the second floor is further accommodation including two spacious double bedrooms, both with outstanding views, a large family bathroom with bath and a separate shower.

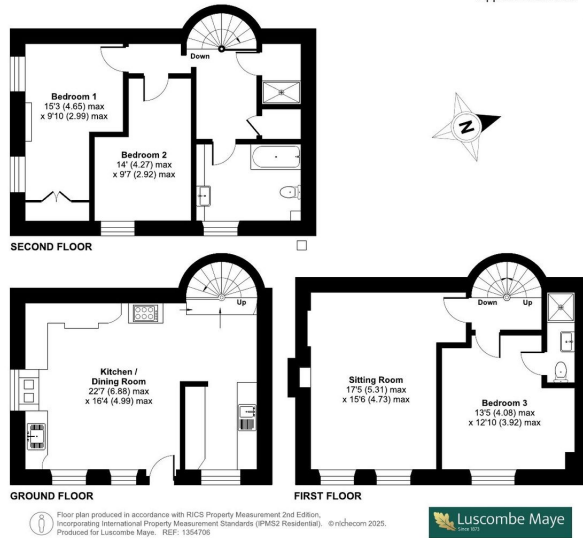
Outside, the garden is slightly offset to the property and offers a large space, mainly laid to lawn, with a range of timber sheds and a sunny aspect.

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, 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.



Moon Lane, Modbury, Ivybridge, PL21

Approximate Area = 1356 sq ft / 125.9 sq m
For identification only - Not to scale



- Beautiful character property
- Countryside views
- Three double bedrooms
- Naturally light and bright
- Walking distance to town centre
- Immaculately presented throughout
- Short drive to nearby beaches
- Quiet town centre location
- Large detached garden
- No onward chain

