



Luscombe Maye
Since 1873

The Grange, Back Street, Modbury

3 3 1



DESCRIPTION

Located on Back Street, just a short walk from the town's amenities, The Grange is a newly built detached home finished to a high standard and offering spacious, flexible living across several levels.

The property opens into a generous entrance hallway, leading to a ground floor double bedroom and a fully tiled, modern shower room with WC, basin, towel rail and walk-in shower. A short flight of steps leads to a further double guest bedroom with its own fully tiled en-suite shower room.

Upstairs, the bright and spacious dual-aspect living room enjoys elevated views over the town and surrounding countryside. With a wood burning stove and French doors opening onto the garden, this is a fantastic space for relaxing or entertaining. Steps lead down to a beautifully appointed kitchen/breakfast room, fitted with a range of modern units, breakfast bar, integrated appliances including oven, microwave, fridge/freezer, induction hob and a dishwasher, with pace for a dining table. The principal bedroom sits at the top of the house and benefits from a dual aspect and a stylish fully tiled en-suite shower room.

The property also includes an integral garage with a utility area housing the boiler and water tank, plus plumbing for a washing machine and storage space. A private rear garden is accessed either directly from the living room or via steps to the side of the house.

Modern, spacious, and well located, The Grange offers contemporary living in a peaceful setting close to everything the town has to offer.

VIEWINGS

Strictly by appointment with Luscombe Maye, Modbury 01548 830831

LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Alex on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.





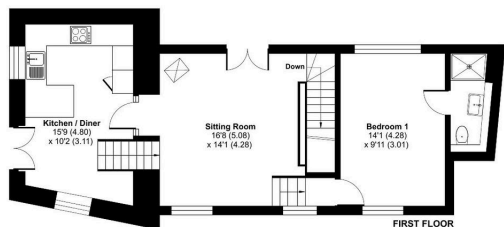
Back Street, Modbury, PL21

Approximate Area = 1024 sq ft / 95.1 sq m

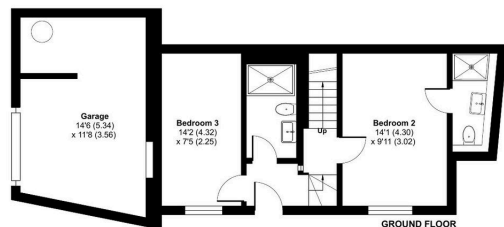
Garage = 204 sq ft / 18.9 sq m

Total = 1228 sq ft / 114 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1327484



- Newly built detached home finished to a high standard
- Spacious dual aspect living room with wood burning stove
- Three double bedrooms, including guest room with en-suite
- Integral garage with utility area and storage space
- Views over the town and countryside beyond
- Quiet location within easy walking distance of school and town amenities
- Stylish kitchen/breakfast room with integrated appliances
- Principal bedroom with dual aspect views and en-suite
- Private rear garden with side access
- No onward chain

