



Luscombe Maye
Since 1873

Modbury, Ivybridge, PL21 0SA

Guide Price £1,750,000

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DESCRIPTION

Trehele Down is a contemporary detached home that combines modern design with energy efficiency. It offers outstanding moorland views and is ideal for those seeking a blend of luxury and sustainability. With versatile accommodation, with options up to seven bedrooms in total, the property offers the ability to have a one or two bedroom self-contained annexe with ample private parking and a generous plot.

Upon entering, you are greeted by a light-filled entrance hall with light-coloured luxury LVT herringbone flooring underfloor heating, and a striking stone-clad feature wall. The ground floor features an expansive open-plan living area, illuminated by large windows and skylights. The herringbone flooring enhances the sense of space, while a stone-clad fireplace with a double sided wood-burning stove provides a cosy focal point.

The contemporary kitchen is equipped with sleek cabinetry, integrated appliances and a large island with seating and wine fridge. It seamlessly transitions to an outdoor patio, creating a perfect space for entertaining. Black-framed glass partitions offer stunning views and a sense of separation between living areas, while recessed lighting adds a modern touch. There is a useful utility room with storage and access to the rear garden.

The property has seven immaculately presented bedrooms including three bedrooms with modern en-suites and all with natural light. The owners have picked high-end finishes throughout the property that boast the luxury living that Trehele Down offers.

The exterior is equally impressive, with wood cladding and white render under a dark tiled roof with skylights. Large glass expanses and sliding doors maximise natural light and access to the outdoors. The multi-level patio, made from light grey tiles, offers panoramic countryside views. A contemporary canopy provides shelter for outdoor dining on those rainy days, it benefits from integrated lighting, there is a unique water feature and a rustic stacked stone wall adds textural interest.





- Stunning Moorland Views
- Part Open-Plan Living
- Energy Efficient with PV Solar, Charge Point & Battery
- Versatile One/Two Bed Annexe
- Ideal Work-From-Home Space
- Spacious Extended Layout
- Private & Peaceful Setting
- Near Modbury Town & Popular Beaches
- Modern Fixtures & Finishes
- Bright, Light-Filled Interiors



Trehele Down, Modbury, Ivybridge, PL21

Approximate Area = 3886 sq ft / 361 sq m
 Limited Use Area(s) = 444 sq ft / 41.2 sq m
 Garage = 268 sq ft / 24.8 sq m
 Total = 4598 sq ft / 427.1 sq m
 For identification only - Not to scale

