



Luscombe Maye

Since 1873

Brownston Street, Modbury, PL21

3 3 1



DESCRIPTION

Rare to the market, Cawte Cottage is a well presented detached home, full of character, situated at the top of Brownston Street on the fringe of Modbury town. The property offers off road parking, a delightful garden and a detached garage with a versatile room above, ideal for use as a home office, studio, or games room. The front door opens into a welcoming reception/dining hall with a stone floor and staircase rising to the first floor. The dining area opens into a spacious living room featuring a vaulted ceiling with beams, a gas log burner and French doors opening onto a sunny patio, perfect for relaxing or entertaining. At the far end of the living room, a door leads into a modern extension providing a double bedroom with an en-suite shower room, offering flexibility for guests or ground floor living. The kitchen is well fitted with a range of base and wall units, space for appliances and a Smeg range style cooker with hob. From here, doors open into a delightful garden room, flooded with natural light and providing direct access to a sheltered rear patio, an ideal spot for al fresco dining. Off the garden room is a useful utility room and WC. Upstairs, there are two light and spacious double bedrooms, one with fitted storage and both with their own en-suite bath or shower room.

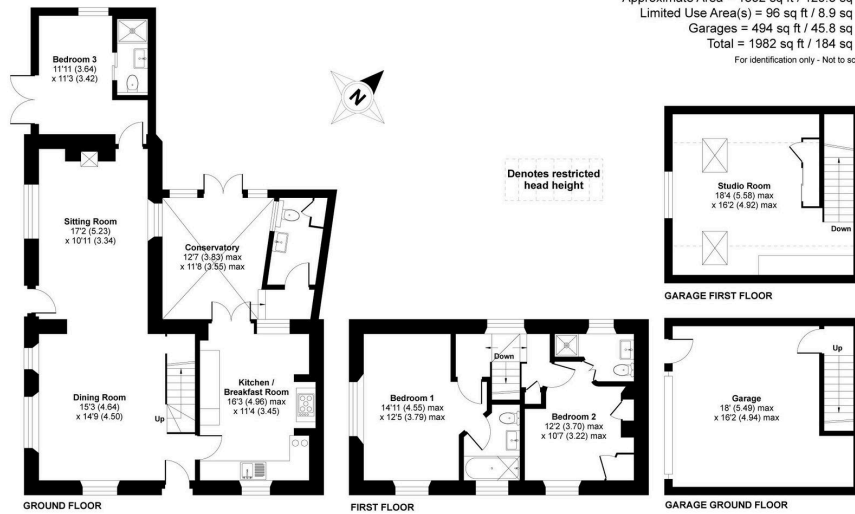
Outside, double timber gates open onto a gravelled driveway providing ample parking and leading past the house to the detached garage with an electric up and over door. Above the garage is a large room suitable for use as a workspace, games room or additional storage. The level lawned garden lies mainly to the side of the property, featuring a small fish pond, mature trees and well stocked borders, offering a peaceful and private setting.

The property offers excellent potential for extension and further development (subject to the necessary planning consents). Options could include creating a fourth bedroom above the existing living room and ground floor bedroom, extending the kitchen into the garden room and enlarging the garage and room above to provide additional living space or the possibility of an annexe.



Modbury, Ivybridge, PL21

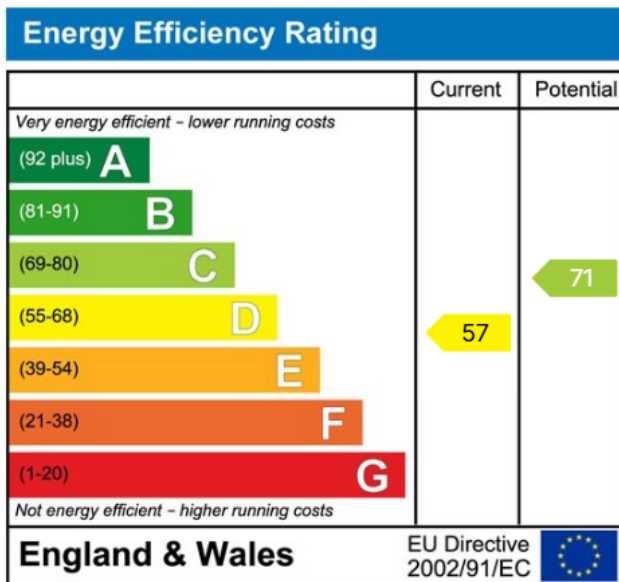
Approximate Area = 1392 sq ft / 129.3 sq m
Limited Use Area(s) = 96 sq ft / 8.9 sq m
Garages = 494 sq ft / 45.8 sq m
Total = 1982 sq ft / 184 sq m
For identification only - Not to scale



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: 1365704



- Detached character family home
- Ground floor bedroom with en-suite
- Bright garden room to patio
- Gated driveway and parking
- Potential to extend subject to planning
- Vaulted living room with beams
- Two double bedrooms with en-suites
- Detached garage with room above
- Private level lawned garden
- No onward chain



Use the QR code for further "Material Information" about this home



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