



Luscombe Maye
Since 1873

Brownston Street, Modbury, PL21

Guide Price £280,000

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DESCRIPTION

Nestled in the heart of Modbury, this delightful two-bedroom Grade II Listed Georgian property offers an inviting blend of period features and modern living. Set back from the road with the rare benefit of off-street parking, it presents an excellent opportunity for first-time buyers, downsizers, or those seeking a lock-up-and-leave in a sought-after South Hams location.

As you step through the front door, you are welcomed into a naturally bright open-plan living area, enhanced by generous front-facing windows that fill the space with sunlight throughout the day. The room offers ample space for both relaxation and dining, with neutral décor that complements the home's timeless character.

The living area flows through into the light-filled kitchen, beautifully illuminated by a large overhead skylight that creates an airy feel. The kitchen is well-appointed with contemporary units, practical workspace, and direct access to the rear of the property—ideal for everyday convenience and hosting.

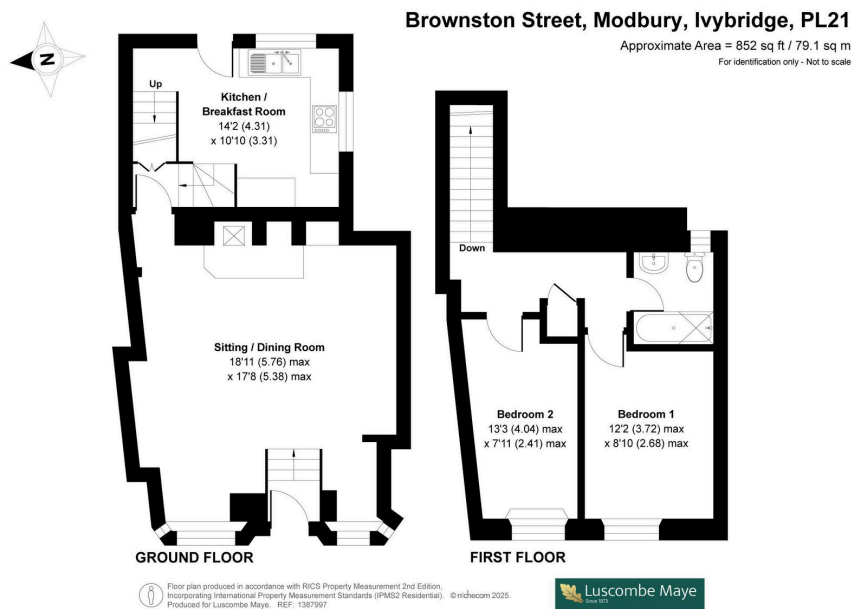
Upstairs, the property offers two bedrooms, one single room and one double, each capturing the charm and warmth expected of a Georgian home. A neatly presented family bathroom completes the first floor.

To the rear, Dairy Cottage has an enclosed courtyard garden which is incredibly private, there is a right of way from the rear of the property to the private parking space located just off Brownston Street.

FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information <https://moverly.com/sale/HCzDaMd6ZC8Xv5Rak8TvbH/view>. Alternatively, you can contact our team for this information.



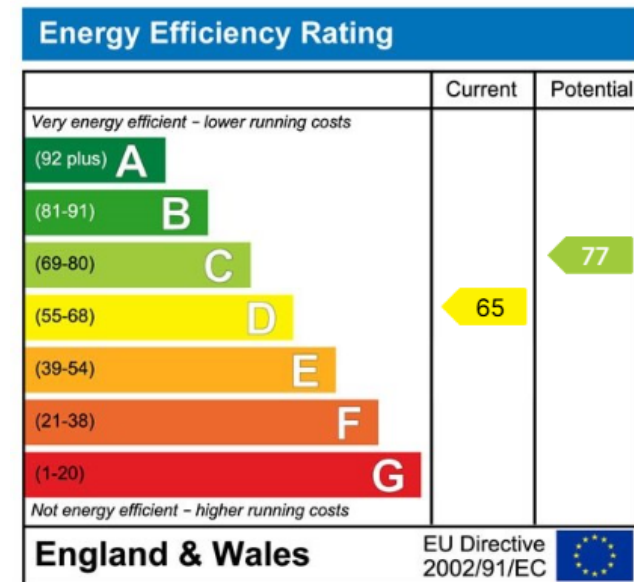


- Grade II Listed Georgian cottage
- One parking space
- Walking distance to amenities
- Log burner
- Nearby countryside walks
- Private courtyard garden
- Character features throughout
- Naturally light and bright throughout
- Short drive to the nearby beaches and Dartmoor
- No onward chain

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



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