



Luscombe Maye

Since 1873

4 The maltings, Colmer Estate, Nr Modbury, PL21 0SG

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DESCRIPTION

Located in the sought-after South Hams countryside, this beautifully presented two-bedroom property offers comfortable and characterful features whilst being low maintenance, ideal for a holiday home or let. With contemporary finishes throughout and the added benefit of allocated parking, this property provides an excellent opportunity to acquire a well-maintained property in a desirable location.

Upon entering, you are greeted by the inviting living space that flows seamlessly, offering a perfect space for relaxation. The accommodation is thoughtfully arranged to maximise space and light including a living/dining area with exposed stone wall and an electric log burner and kitchen with ample storage and some integrated appliances. The property boasts character including exposed beams, deep window sills and an electric log burner.

The property features two well-proportioned bedrooms, including a generous double room with countryside views and a further bedroom, currently used as a twin room. The bathroom serves both bedrooms, designed with both style and functionality in mind.

Outside, 4 The Maltings benefits from a private, enclosed garden to the front and side, offering generous space for seating and relaxed al fresco dining. There is also an allocated parking space, as well as visitor parking, adding significant convenience when arriving at the property.

The private Colmer Estate is set within a beautiful part of the South Hams with its 28 acres to explore and enjoy, it really is a peaceful retreat and the ideal hideaway. The entrance to Colmer, through the tree-lined sweeping drive with Sheep grazing is an impressive one. Originally a working mill, the old stone outbuildings were converted and transformed into rustic cottages, all individual in style.

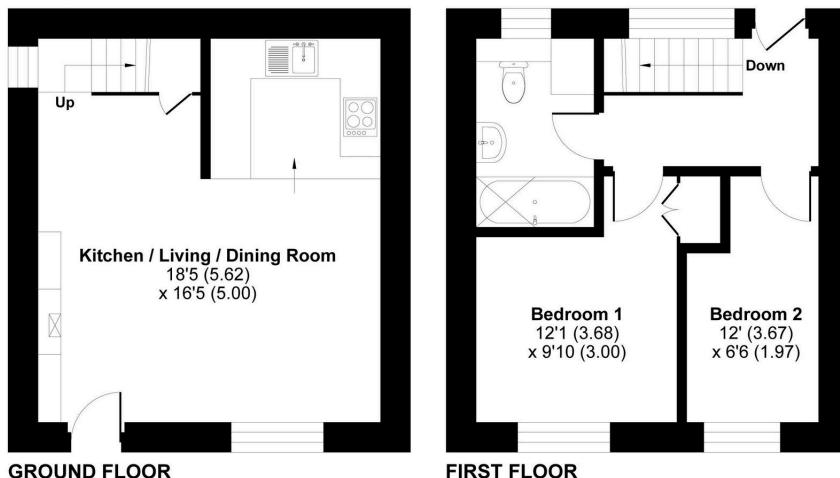
There are outdoor and indoor heated swimming pools, an all-weather tennis court, fitness room, a games room and a walled play area. There are also numerous walks for all the family to enjoy.





The Maltings, Colmer Estate, Modbury, Ivybridge, PL21

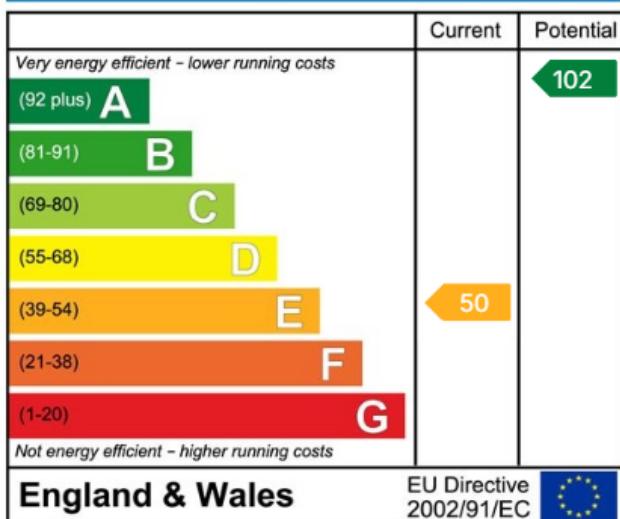
Approximate Area = 632 sq ft / 58.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Luscombe Maye. REF: 1400125

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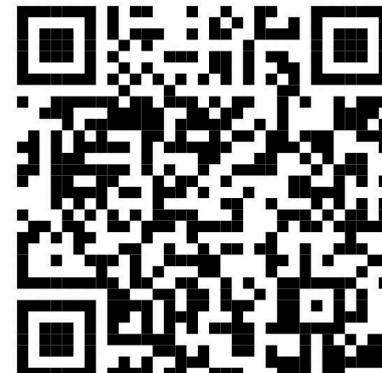
Energy Efficiency Rating



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

- Super holiday home & investment
- Character features and log burning stove
- Allocated parking
- Outdoor and indoor pools
- 28 acres or communal estate grounds
- Tennis court and fishing lake
- Gym
- Easy access to South Devon beaches
- No onward chain

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

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