

## 4 The Maltings, Colmer Estate, Modbury, Ivybridge, PL21 0SG

### LOCATION

The Colmer Estate sits in a truly exceptional location between the rugged and dramatic Dartmoor National Park and the glorious South Hams coastline in South Devon. The South Devon coastline offers many beautiful unspoilt beaches and fabulous coastal walks, with the stunning golden sands of Wonwell, Bigbury on Sea, Bantham and Salcombe only a short distance away. The Colmer Estate consist of only 20 privately owned holiday homes on the Colmer Estate, a converted working timber mill and former Georgian country house, 7 apartments in the main house and 13 in the old mill buildings, indoor and outdoor pools, an all weather tennis court and a children's play area in the walled garden. Colmer Estate has 28 acres of beautiful, managed, but natural private grounds. This hidden South Hams gem is a nature lovers paradise with a combination of meadows, lake, trails and streams.

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, baker, grocers, hardware store, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile library. For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Modbury is on the main bus route and is also only about five miles from the A38. Nearby there are fine cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigbury and Dartmoor National Park is several miles to the North.

### 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/6wU4YZtg57ih1khxWYJRP6/view> Alternatively, you can contact our team for this information.

Verified Material Information

Council Tax band: Not banded

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: E

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Newton Ferrers  
Newton Hill,  
Newton Ferrers PL8 1AA  
01752 872417

Kingsbridge  
62 Fore Street,  
Kingsbridge TQ7 1PP  
01548 857474

London  
Mayfair Office, 41-43 Maddox  
Street, London W1S 2PD  
020 7467 5330

South Brent  
6 Fore Street,  
South Brent TQ10 9BQ  
01364 646170




Lettings  
The Old Bakery, Market Street,  
Yealmpton PL8 2EA  
01752 393330 | 01548 857414

Modbury  
3 Church Street, Modbury,  
Ivybridge PL21 0QW  
01548 830831

Totnes  
59 Fore Street,  
Totnes TQ9 5NJ  
01803 869920

Yealmpton  
The Old Bakery, Market Street,  
Yealmpton PL8 2EA  
01752 880044

Salcombe  
2 Island Square, Island Street,  
Salcombe TQ8 8DP  
01548 843593

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 luscombe\_maye  
 luscombemaye.com

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Other

Heating: Electricity-powered central heating is installed. The system was installed at an unknown date.

Heating features: None

Broadband: ADSL copper wire

Parking: Allocated, Private, Communal, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - uninsulated and unboarded, accessed by: Loft Hatch

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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VIEIWNGS Viewing strictly by appointment with Luscombe Maye, Modbury 01548 830831  
modbury@luscombemaye.com

## 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](mailto:lettings@luscombemaye.com) to discuss our range of bespoke services.