



Buckleys Harraton, Modbury PL21 0SU

A 4 bedroom detached house, well proportioned with driveway parking, outbuildings and an extended garden area.

Guide Price £280,000



Buckleys Harraton

Modbury, PL21 0SU

A 4-bedroom detached house with two reception rooms, good sized kitchen diner, utility and boot room with garage and workshop, driveway with parking for two vehicles and small patio area and a large separate garden area (0.25acres).

Situation:

Harraton is a small hamlet being only 1 mile outside of Modbury which is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. There is a good range of local shops including a butcher, baker, grocers, hardware store, chemist, delicatessen and a number of gift shops and art galleries. Other amenities include a primary school, health centre, dentist, veterinary surgery and a mobile library. For more comprehensive shopping, Kingsbridge is 5 miles to the South and Plymouth is about 12 miles to the West. Harraton is on the main bus route and is less than 5 miles south of the A38. Nearby there are 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 5 miles to the North.

Key Features:

- **A character family home**
- **Rural location**
- **4 good sized bedrooms**
- **Large separate garden area with potential (stpp)**
- **Driveway & Parking**

Accommodation:

Reception Room:

From the front door into the large reception room with beautiful feature fireplace and wooden surround. Dual aspect to the front and the back of the property with a large window seat.

Sitting Room:

Large but cosy Sitting Room with wood burning stove taking the focal point. Large window to the front of the house with a large window seat.

Kitchen/Diner:

Good sized kitchen with space for a large kitchen table, built in cupboards and drawers and free standing units. Beamed ceiling and door into Utility Room.

Utility room:

Stone walled and concrete floored good sized Utility Room with ample space for various white goods.

Boot Room:

Very useful Boot room leading from the back porch. Great for wet dogs and coats, Belfast sink.





Bedroom 1:

Very large bedroom with built in wardrobe and window to the front of the property.

Bedroom 2:

A large open bedroom with window overlooking the front of the property to the countryside beyond. Built in Cupboard.

Bedroom 3:

Another large, light and airy bedroom with a front aspect.

Bedroom 4:

The smaller of the bedrooms, ideal as a small child's room or alternatively great as an office space.

WC:

A small separate WC.

Family Bathroom:

A family bathroom with bath and electric shower overhead, basin and heated towel rail.

Airing Cupboard:

A walk-in cupboard, ideal for lots of storage, leading to a good sized airing cupboard with plenty of shelving, housing the Immersion Heater.

General Remarks & Stipulations:**Tenure:**

Freehold with vacant possession.

EPC:

Band E (47)

Services:

Mains Electricity, Mains Water, shared Septic Tank with drainage system (recently maintained).

Local and Planning Authority:

South Hams District Council.

Wayleaves, Easements:

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

A list shall be provided upon acceptance of an offer.

Plans & Maps:

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Viewing:

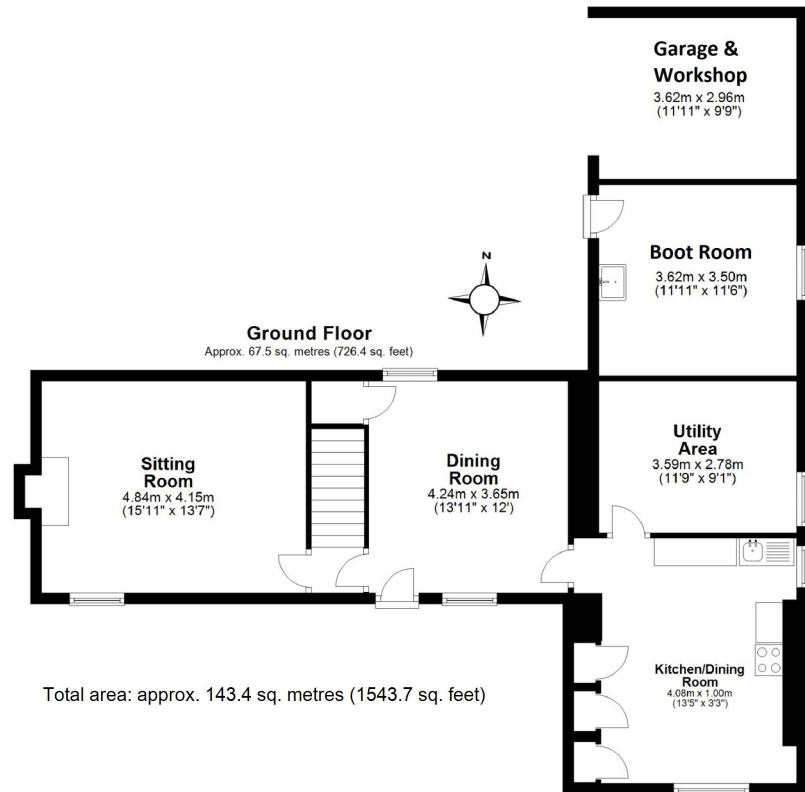
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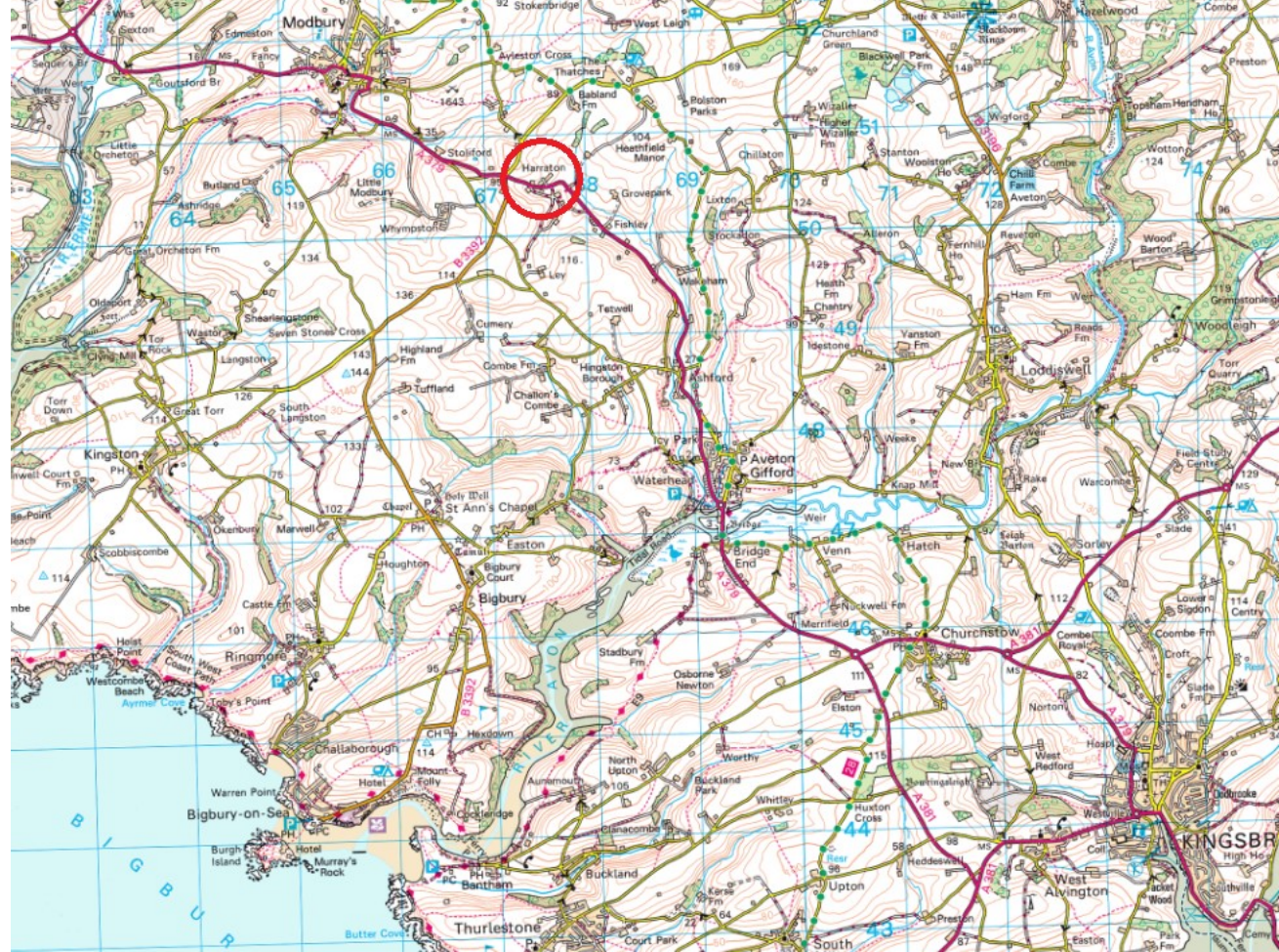
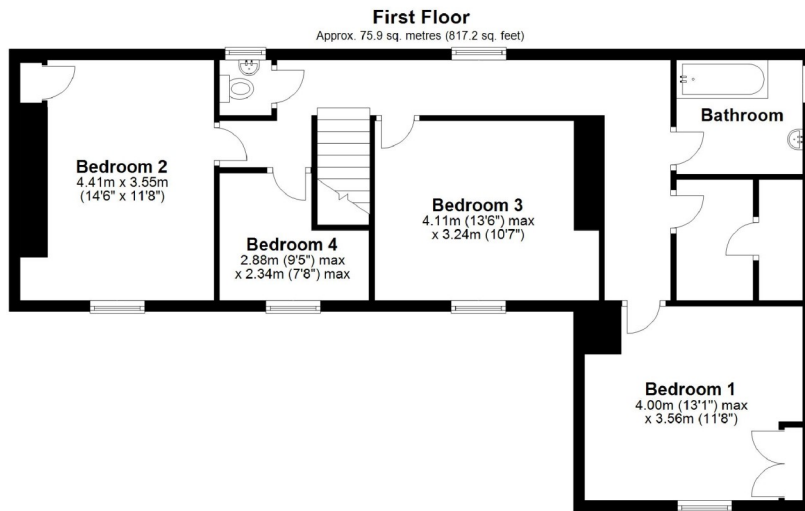


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		





Total area: approx. 143.4 sq. metres (1543.7 sq. feet)



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

