



Luscombe Maye

Since 1873

Church Street, Modbury, Devon, PL21 0QR

Offers Over £550,000

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Situated in the heart of Modbury, 21 Church Street is a deceptively spacious period property enjoying all the original features of a character home, with a modern finish throughout.

From the entrance hall, is a spacious sitting and dining room with solid oak parquet floor, two fireplaces and sash windows to the front aspect, with original shutters. A door leads to the rear hallway with beautiful slate flooring that runs through to the kitchen and office. There is also a utility/WC and stairs leading to the first floor landing. The kitchen/breakfast room is a beautiful room with character features, including ornate flooring and a fireplace with woodburning stove, whilst offering a modernised fitted kitchen with electric AGA, a large island, understairs storage and space for a breakfast table and chairs. The ground floor also provides a study leading through to the well-designed utility room, with space and plumbing for a washing machine & tumble dryer, and with a WC.

The first floor can be accessed by two staircases and has four double bedrooms, including a generous room with dressing area and en-suite, and a beautifully finished family bathroom.

Outside, 21 Church Street has an enclosed rear garden, which is very private, and begins with an initial courtyard located outside of the kitchen being perfect for al fresco dining. Steps lead to the second tier with a central pathway with lawned areas to either side. At the top is a raised deck area where far-reaching views over the town to the countryside beyond can be enjoyed. The garden is a beautiful space that benefits from the sun throughout the day and offers a range of mature trees, a pond and vegetable garden.

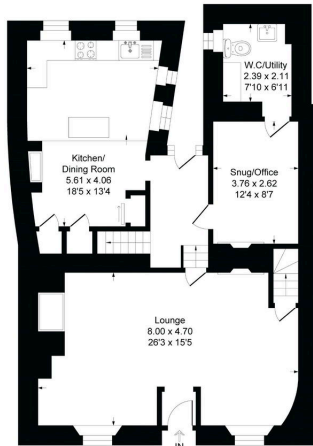
The current owners have rented 2 parking spaces at nearby Palm Cross Estate which they took over from the previous owners.



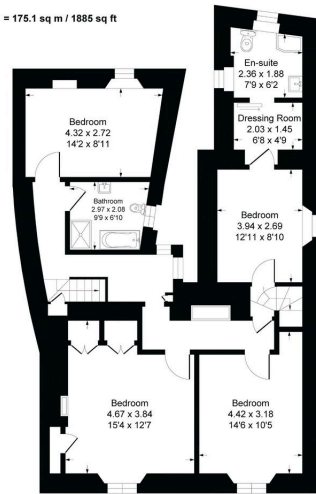


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Approximate Gross Internal Floor Area = 175.1 sq m / 1885 sq ft



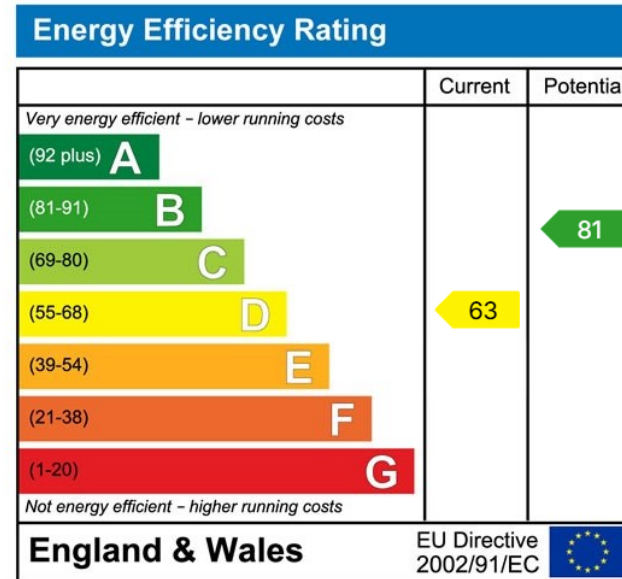
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

- Four bedroom character cottage
- Naturally light and bright throughout
- Central location within Modbury
- Modern finishes whilst retaining original features
- No onward chain
- Large rear garden with countryside views
- Gorgeous bathroom with roll top bath
- Spacious reception rooms and kitchen
- Short drive to nearby beaches



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.



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