



Luscombe Maye

Since 1873

# Back Street, Modbury, PL21 0RF

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## DESCRIPTION

Situated in the heart of the market town of Modbury, The Barn is a semi-detached, reverse level barn conversion with spacious accommodation throughout.

The ground floor offers a wide entrance hall leading to two double bedrooms with fitted wardrobes, a modern family bathroom and there is also a modern cloakroom/WC. Stairs lead to the first floor into a naturally light and bright open plan room with vaulted ceiling and exposed beams. At the far end is a comfortable sitting area with a gas effect log burner and at the other is the modern fitted kitchen with dining area and range of mounted units.

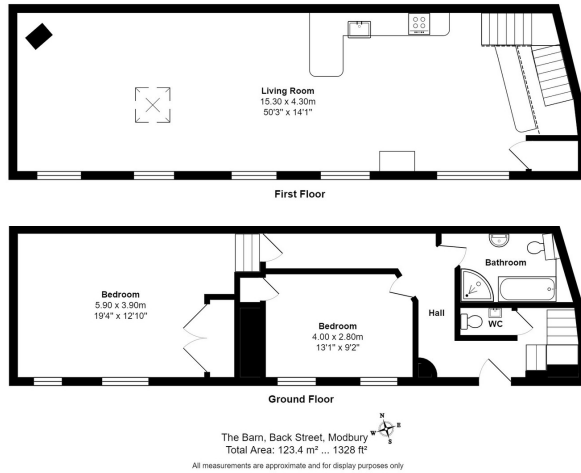
## SITUATION

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, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile bank and 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.

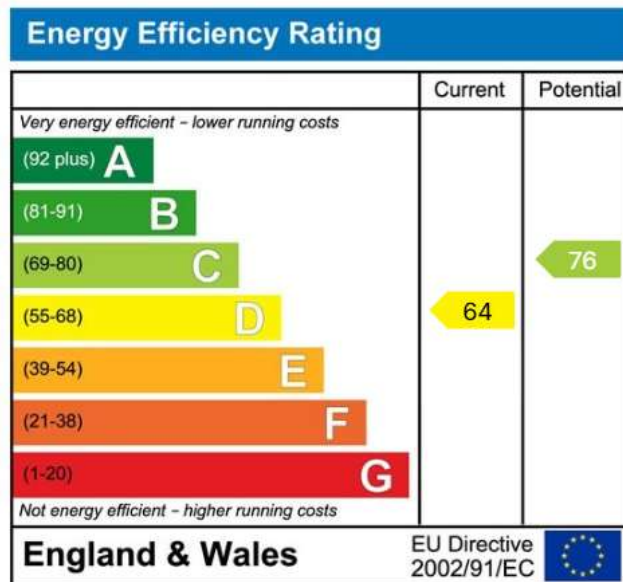
## VIEWINGS

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

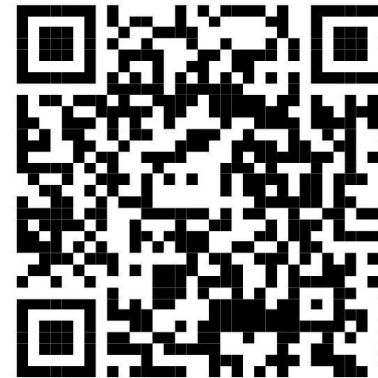




- Well-positioned barn conversion
- Vaulted ceilings with exposed beams
- Character features throughout
- Wood burning stove
- No onward chain
- Walking distance to Modbury town centre
- Reverse level accommodation
- Two double bedrooms
- Gas Fired Central Heating



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

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**Modbury:**  
3 Church Street, Modbury, Ivybridge PL21 0QW  
01548 830831  
modbury@luscombemaye.com  
[www.luscombemaye.com](http://www.luscombemaye.com)