

TREHELE DOWN

MODBURY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Trehele Down | Modbury
Devon | PL21 0SA

Mileages

Modbury - 1.5 miles | A38 - 6 miles

Exeter - 37 miles

(All mileages are approximate)

Accommodation

Ground Floor

Open-plan kitchen/dining room, sitting room, three bedrooms
(one en suite), family bathroom, secondary open-plan
sitting/kitchen/dining room, cloakroom/WC

First Floor

Principal bedroom suite with en suite shower room, two
further en suite bedrooms, additional bedroom/home office

Outside

Beautifully landscaped gardens, sun terrace, ornamental
pond, mature shrubbery, garage

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

94 Fore St, Kingsbridge, TQ7 1PP



TREHELE DOWN

“Contemporary Luxury with Long-Reaching
Views Towards Dartmoor”

AT A GLANCE

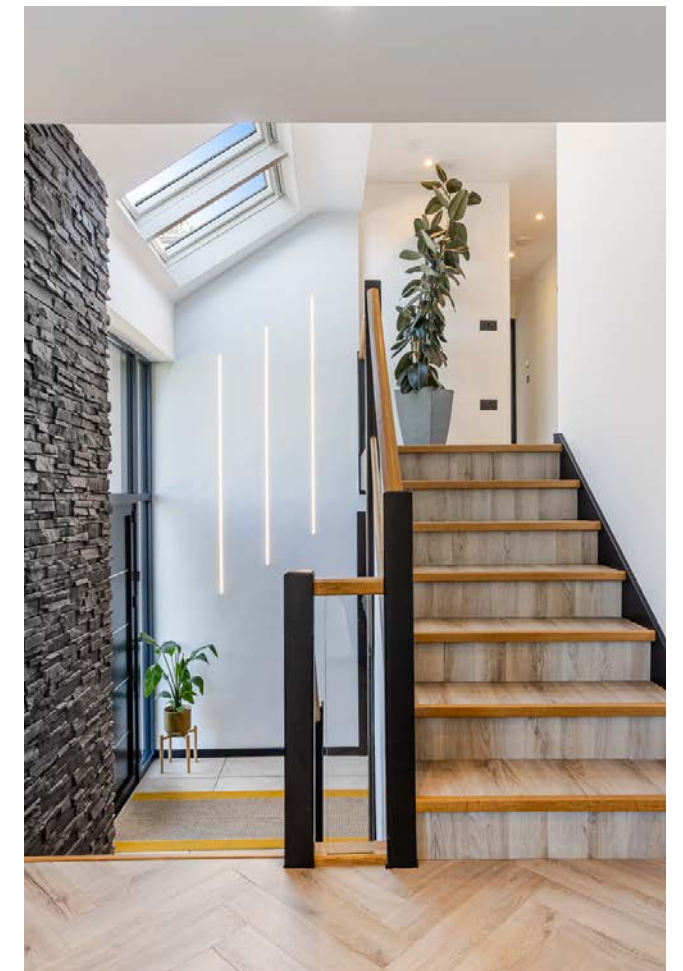
Trehele Down is a striking example of contemporary country living, reimagined and redesigned by its current owners with modern flair. Set on a private, gently sloping plot, the property enjoys long-reaching vistas towards Dartmoor while being perfectly positioned just outside the historic market town of Modbury.

Versatile and elegant, the home offers flexible living spaces, including a self-contained one or two-bedroom annexe that can operate independently, be fully incorporated into the main house, or provide income potential as a high-quality rental. Multi-level terraces and beautifully landscaped gardens complete the picture, creating a home that blends style, functionality, and sustainability—ideal for family life, entertaining, or remote working.

INTERIOR

The entrance hall immediately impresses with luxury herringbone LVT flooring, underfloor heating, and a striking stone feature wall, establishing a sense of drama and refinement. The open-plan living space is bathed in natural light from floor-to-ceiling windows and skylights, perfectly framing the long-reaching views towards Dartmoor. A double-sided wood-burning stove provides a sophisticated focal point, blending warmth with contemporary elegance.

The kitchen has been reimagined as a masterpiece of design and function, with bespoke cabinetry, fully integrated appliances, and a large central island with seating and a built-in wine fridge. Polished surfaces, under-cabinet lighting, and floor-to-ceiling glazing ensure the space feels expansive, light-filled, and intrinsically connected to the outdoors. The dramatic stone wall, visible from the kitchen through the living area, adds texture and character, enhancing the sense of drama and refinement. Sliding glass doors open directly onto the terraces, seamlessly merging interior and exterior spaces, allowing the spectacular views to become part of daily life. The self-contained annexe provides exceptional versatility, offering privacy for guests, extended family, or home office use, while also presenting potential income opportunities. Alternatively, it can be fully integrated into the main house, creating additional bedrooms or living space as required. Seven exquisitely finished bedrooms, including four en-suites, reflect meticulous attention to luxury, comfort, and contemporary design, while glass partitions and expansive windows throughout ensure a constant dialogue with the surrounding landscape.







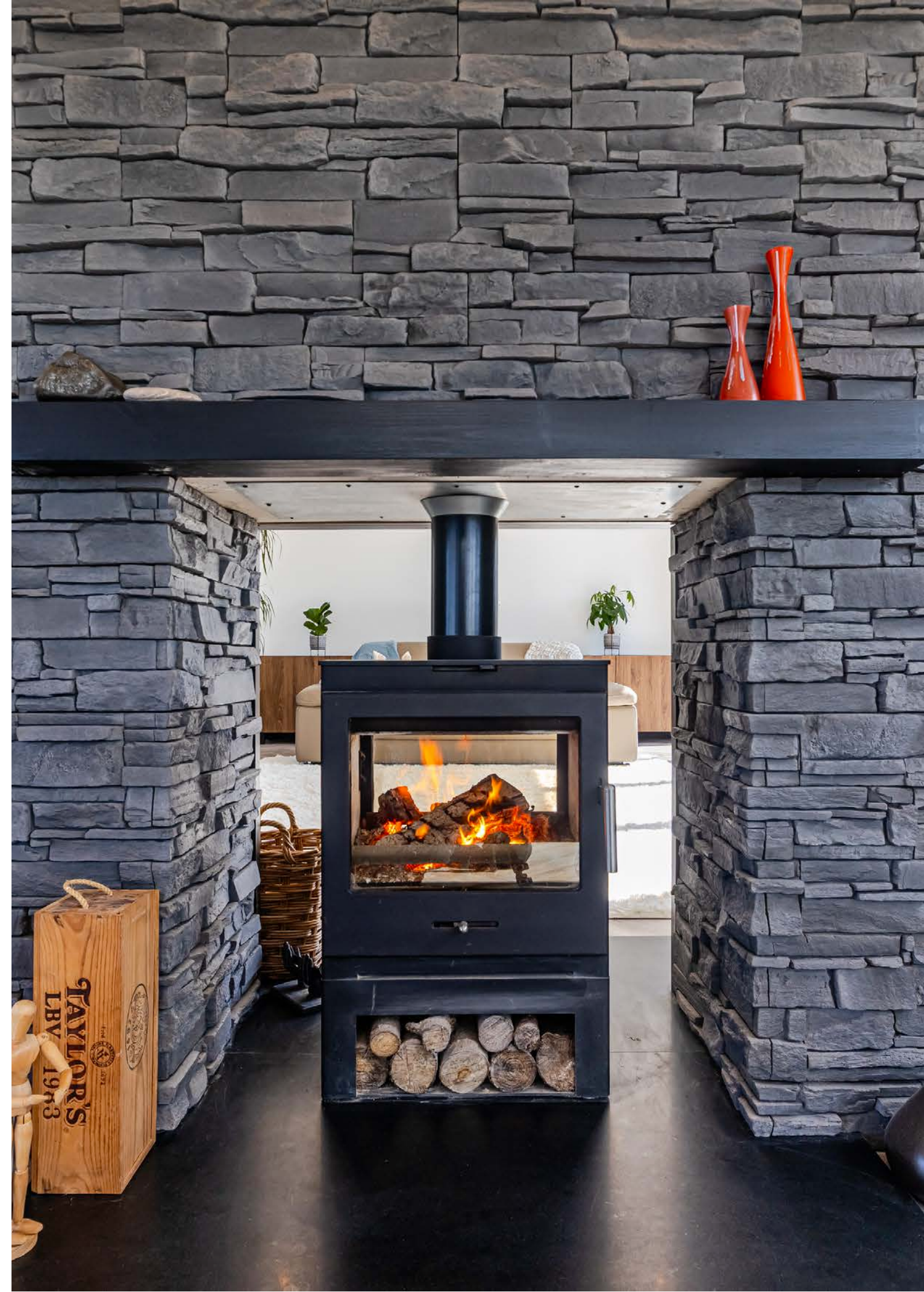
EXTERIOR & LIFESTYLE

Trehele Down's exterior is a confident blend of wood cladding and crisp white render beneath a dark-tiled roof, complemented by multi-level terraces and a covered outdoor dining area. Landscaped gardens, mature trees, and subtle water features enhance privacy and serenity, while the sweeping stone wall and driveway provide both visual drama and functionality. The property's design emphasizes a seamless connection to the outdoors, with panoramic views that can be appreciated from almost every principal room.

LOCATION

Trehele Down is perfectly situated just outside the historic market town of Modbury, offering a peaceful rural setting while acting as a gateway to the stunning South Hams coastline. The area is renowned for golden sandy beaches, picturesque coastal villages, and scenic walking and cycling routes.

Long-reaching views extend towards Dartmoor, creating a dramatic and ever-changing backdrop. Modbury provides independent shops, cafes, and amenities, while nearby towns including Plymouth, Totnes, and Kingsbridge are easily accessible. Excellent schooling and community facilities are close at hand, making Trehele Down a rare opportunity to enjoy the best of Devon's countryside, coastal charm, and lifestyle.









Property Details

Services:	Main water & drainage. Oil-fired central heating, and solar panels
EPC Rating:	Current: C
Tenure:	Freehold
Council Tax:	Band F
Local Authority:	South Hams District Council

Key Features

- Contemporary design maximising countryside views
- Principal suite with en-suite and dressing room
- Open-plan kitchen and living area with extensive glazing
- Integrated garage
- Underfloor heating
- Sweeping driveway with ample parking
- Gardens and terraces arranged to take full advantage of sunsets

Sustainability & Technology

Energy efficiency is seamlessly integrated with solar panels and battery storage, combining modern technology with sustainable luxury living.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

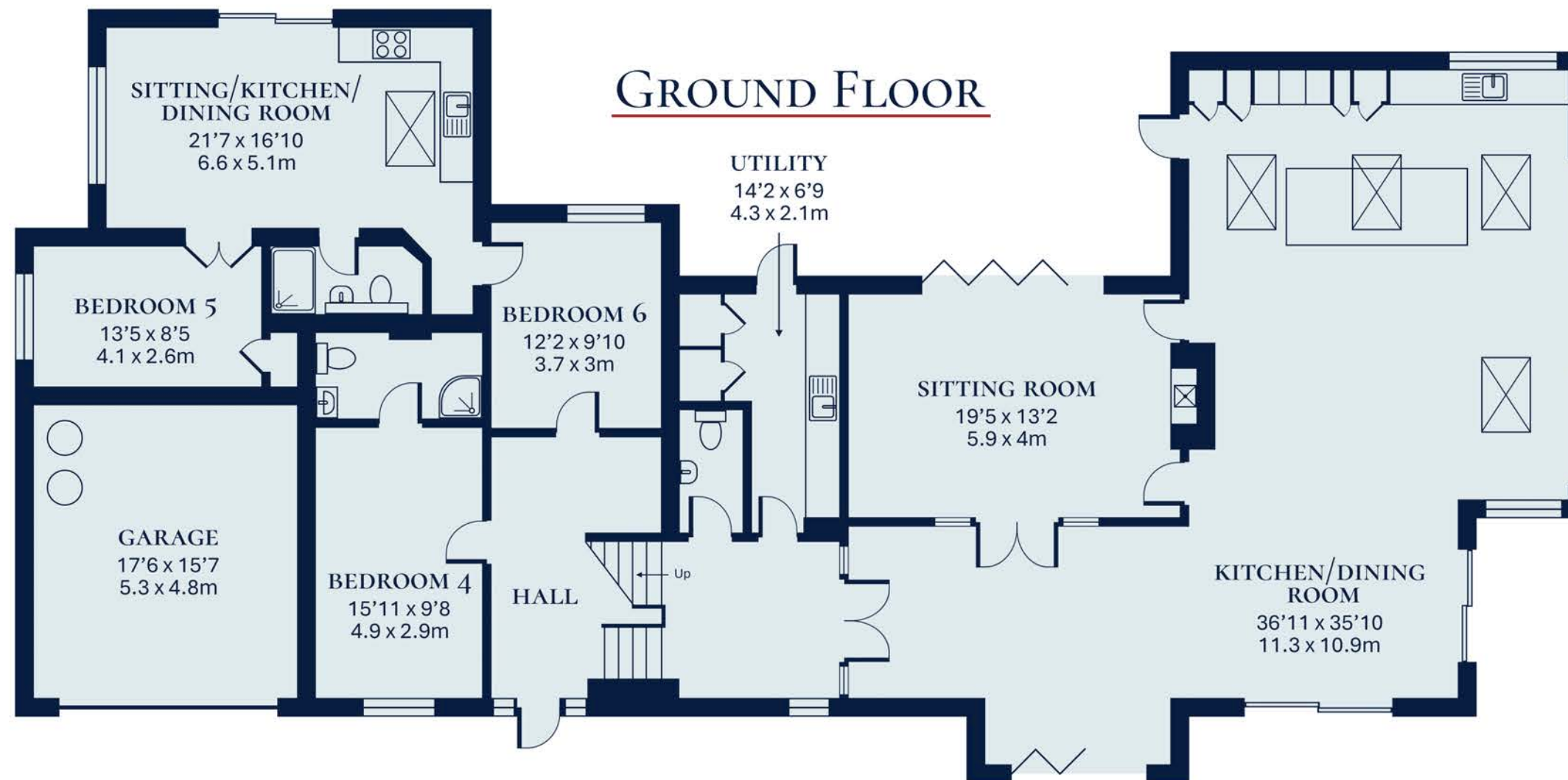
Directions

From the Marchand Petit Modbury Office, turn left onto New Road and continue out of Modbury, joining the A379. Follow the road for approximately 1.3 miles, then turn left at Harraton Cross, signposted for The Thatches. Continue along this lane for approximately 0.2 miles, where the property will be found on the left-hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163.





APPROXIMATE **AREA**
361 m² (3886 ft²)

LIMITED USE **AREA**
41 m² (444 ft²)

GARAGE
25 m² (268 ft²)

TOTAL **AREA**
427 m² (4598 ft²)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.






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