

TARRANT HOUSE

MODBURY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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**Tarrant House | 15 Church Street |
Modbury | Devon | PL21 0QP**

Mileages

Kingsbridge – 8 miles | Ivybridge – 5 miles | Salcombe – 12
miles | Plymouth – 15 miles
(All mileages are approximate)

Accommodation

Ground Floor

Kitchen / Dining Room, Snug, Bathroom

First Floor

Sitting Room, Bedroom with Ensuite

Second Floor

Bedroom with Ensuite, Two Further Bedrooms, Shower Room

Outside

Patio, Garden

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk
4 Broad St, Modbury, PL21 0PS

AT A GLANCE

An elegant Grade II listed Georgian townhouse combining period character, generous accommodation and far-reaching country view.

ACCOMMODATION

Arranged across three floors, the house pairs Georgian proportions with well-maintained modern interiors and triple glazing. The entrance hall opens to a generous kitchen, dining and living room with tiled floor, fitted cabinetry, integrated appliances, central island and woodburning stove.

The first floor provides an elegant drawing room with timber flooring, two original windows and a granite-and-stone fireplace with woodburning stove. The accommodation offers four dedicated bedrooms across the upper floors, while the ground-floor snug or study provides flexibility as an occasional fifth bedroom. One full bathroom and three shower rooms, including two en suites, serve the house.

OUTSIDE

An enclosed courtyard provides a private, sheltered space for coffee and informal dining. A separate private garden extends mainly to lawn and enjoys far-reaching views over Modbury's rooftops and the countryside beyond. A raised seating and dining terrace edged with railway sleepers, space for growing vegetables and a garden shed complete this practical outdoor retreat.

LOCATION

Set on historic Church Street in the heart of Modbury, Tarrant House places the town's shops, cafes, services, primary school and health centre close at hand. Modbury sits amid the rolling South Hams countryside, between Dartmoor and the South Devon coast, with Plymouth around 12 miles to the west.







Property Details

Services:	Mains water, electricity, gas and drainage. Gas-fired central heating.
EPC Rating:	TBC
Council Tax:	Band D
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Grade II listed Georgian townhouse
- Approximately 199.7 sq m / 2,149 sq ft
- Four bedrooms plus flexible snug/study
- Kitchen, dining and living room with central island
- Elegant first-floor drawing room
- Enclosed courtyard and separate private garden
- Far-reaching views across Modbury and countryside

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.

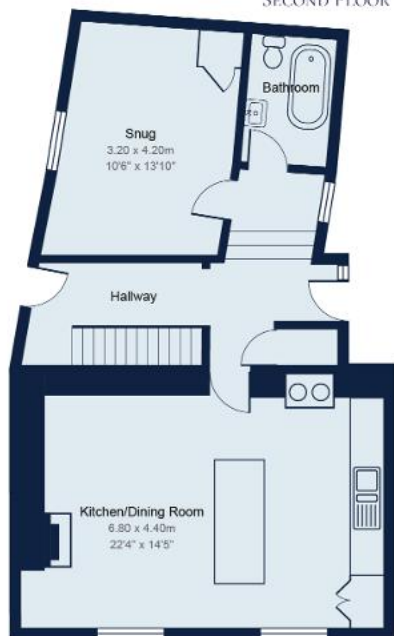
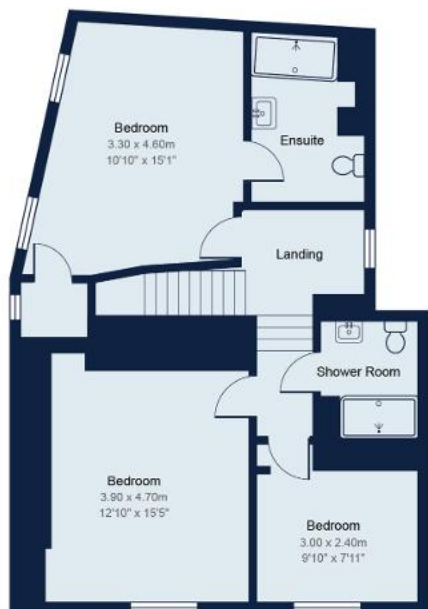
Directions

From the Marchand Petit office in Modbury, proceed up Church Street. No. 15 will be found on the left-hand side, approximately halfway up, at the corner of Church Street and Moon Lane. The entrance is from Moon Lane.

Viewing

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





Total area: approx. 2,149ft² | 199.6m²

FOR IDENTIFICATION ONLY - NOT TO SCALE



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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Modbury Office
01548 831163 | modbury@marchandpetit.co.uk

MARCHANDPETIT.CO.UK

DARTMOUTH
01803 839190

TOTNES
01803 847979

KINGSBRIDGE
018548 857588

MODBURY
01548 831163

SALCOMBE
01548 844473

NEWTON FERRERS
01752 873311

LETTINGS
01548 855599

PWCH
01548 855590