



Luscombe Maye

Since 1873

# Church Street, Modbury, Devon, PL21 0QR

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## DESCRIPTION

19 – 20 Church Street is an exciting opportunity to purchase two properties in the heart of Modbury with a substantial plot, one of which benefits from parking. Both properties are in need of renovation throughout.

19 Church Street, historically an 18/19th century Coaching Inn with stables, is a substantial four bedroom property comprising entrance hall, living room, dining room and kitchen with access to the garage (former stable) and garden. The first floor offers four bedrooms including three double rooms and one single, bathroom and separate WC. This property is Grade II Listed and has an abundance of character throughout.

20 Church Street is a more modern property boasting bay windows and high ceilings. The accommodation offers entrance hall, living room with bay window, dining room, kitchen with access to the garden and downstairs bathroom. The first floor has four bedrooms, all of generous proportions, especially the principle bedroom which also has built in storage and ensuite. Bedroom three has French doors providing access to the rear garden.

Outside, 19 – 20 Church Street has a large plot with extensive gardens, this plot can be split to provide a private garden to each property but can also flow beautifully as a whole garden. Within the garden area are a range of different lawns, a small orchard, walled-garden, swimming pool, outbuildings and large, detached former stable. The former stable offers the possibility for conversion or fantastic storage for the large garden. Connected to 19 Church Street is a further former stable with garage doors that provides private parking for the house.

Overall, 19 – 20 Church Street is a fantastic opportunity to acquire two character properties in the heart of Modbury with a substantial plot, outbuildings and huge amounts of potential.



## Church Street, Modbury, Ivybridge, PL21

Approximate Area = 3806 sq ft / 353.5 sq m  
 Annexe = 787 sq ft / 73.1 sq m  
 Outbuilding = 119 sq ft / 11 sq m  
 Total = 4712 sq ft / 437.6 sq m

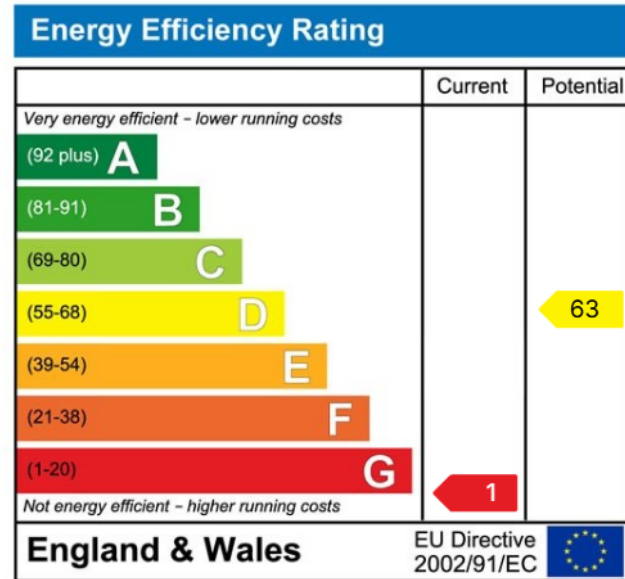
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2025. Produced for Luscombe Maye. REF: 1341627



- Two properties for combined sale
- Large enclosed garden
- Detached stone former stable and other outbuildings
- Garage parking from Church Street
- Exciting investment opportunity
- Character features throughout
- Swimming pool
- Walking distance to nearby amenities and town centre
- Huge potential throughout
- No onward chain



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