

DOVECOTE MODBURY



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Dovecote | 66 Brownston Street | Modbury | Devon | PL21 0RQ

Dovecote occupies a prime position on the highly regarded Brownston Street, in the very heart of the town and just a short stroll from the High Street and its excellent range of amenities. Beautifully restored and thoughtfully refurbished over time, this charming cottage combines period character with carefully considered contemporary finishes, creating a home of considerable warmth and style.

The property retains a wealth of original features, including exposed oak beams and a striking inglenook fireplace with wood-burning stove, which forms an impressive focal point to the principal reception space. The ground floor offers particularly generous and versatile living accommodation, ideally suited to both everyday family life and entertaining, with ample room for a dedicated study or reading area.

The raised kitchen and dining room features bespoke cabinetry, white quartz work surfaces and attractive reclaimed ceramic floor tiles with electric underfloor heating. There is space provision for appliances. The open-plan dining area benefits from recessed shelving and comfortably accommodates a dining table, creating an inviting space for entertaining. To the rear, a door to cloakroom facilities and access to the rear passageway.

On the first floor are three well-proportioned bedrooms, comprising two doubles and a single bedroom, together with a beautifully appointed family bathroom with underfloor heating.

Key Features

- Prime town-centre position on Brownston Street
- Beautifully restored character cottage
- Exposed oak beams and inglenook fireplace
- Spacious and versatile living areas
- High-spec kitchen with quartz worktops
- Underfloor heating in kitchen and bathroom
- Open-plan dining area ideal for entertaining
- Three bedrooms and stylish family bathroom

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad Street, Modbury, PL21 0PS



Property Details

Services: Mains electricity, water and drainage. Electric heating and electric underfloor heating to kitchen, dining area and family bathroom.

Council Tax: Band C

Tenure: Freehold

Authority: South Hams District Council

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 main road through Modbury travelling in the direction of Plymouth turn right up Brownston Street and the entrance to the property be found almost immediately on the right-hand side.

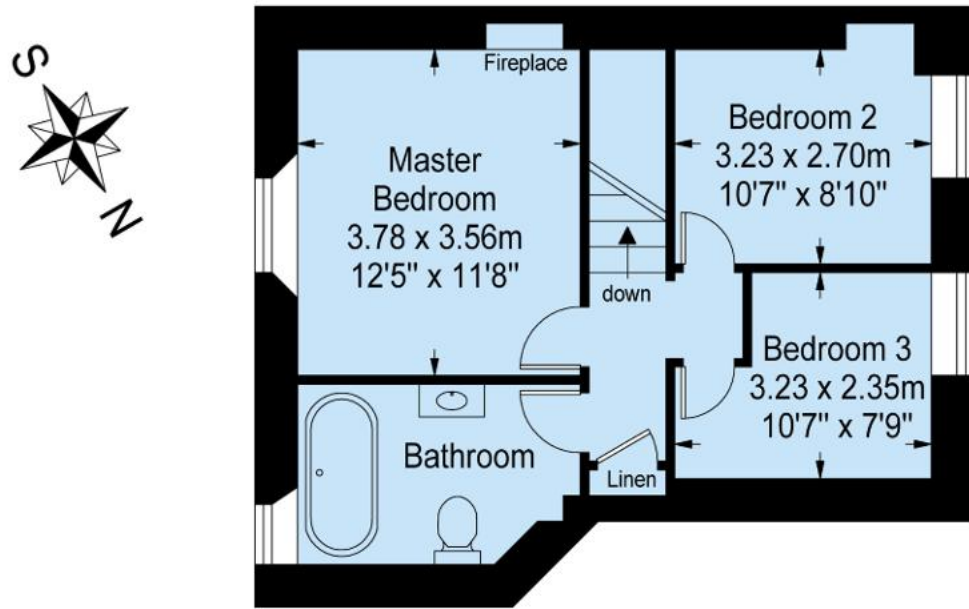
Viewing

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

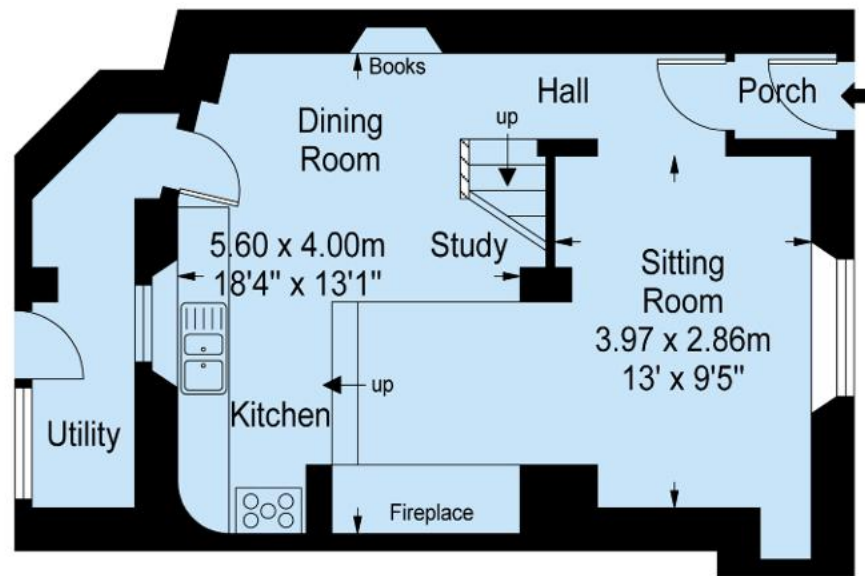


FLOOR PLAN

*For information purposes only.
All dimensions are approximate.*



First Floor



Ground Floor

Total area 88.23 Sq.m



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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