



Luscombe Maye
Since 1873

Higher Colmer, Modbury, PL21 0SG

4 2 2



DESCRIPTION

Higher Colmer Farm is an impressive detached family home, built in 2016, occupying a private and peaceful setting whilst enjoying excellent accessibility to the A38. Set within grounds of approximately 3.88 acres in total, the property enjoys lovely views across its own land, which would suit a variety of uses including equestrian or smallholding purposes.

Electric gates open onto a private driveway leading to an extensive brick paved parking and turning area positioned to the front of the property, whilst also providing access to the integral double car port and garage. The house offers spacious and light-filled accommodation throughout, with underfloor heating and laminate wood flooring extending across the ground floor. A welcoming entrance hall gives access to a useful office, generous boot room/utility room and cloakroom facilities.

Undoubtedly the heart of the home is the superb open plan kitchen/dining space, flooded with natural light and designed perfectly for modern family living and entertaining. The kitchen is comprehensively fitted with a range of integrated appliances alongside a central island, whilst patio doors open directly onto a large paved terrace overlooking the surrounding land. A separate living room provides a cosy retreat, complete with wood burning stove and further patio doors leading onto the terrace.

To the first floor, a spacious galleried landing leads to four double bedrooms and the family bathroom, with the principal bedroom benefitting from en-suite facilities. Above the car port and garage is a substantial additional space currently utilised for storage, although offering excellent potential for conversion into further accommodation such as an additional bedroom suite, subject to any necessary planning consents. The property also benefits from excellent eco credentials including solar panels and an EPC rating of B, combining modern efficiency with comfortable family living.

Higher Colmer Farm occupies a superb position, offering the perfect balance of privacy and convenience with excellent transport links nearby whilst enjoying a quiet rural setting.

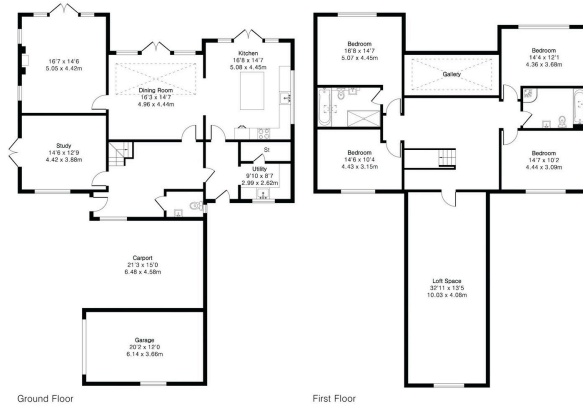


Approximate Gross Internal Area 2860 sq ft - 266 sq m
(Excluding Garage)

Ground Floor Area 1310 sq ft - 122 sq m

First Floor Area 1550 sq ft - 144 sq m

Garage Area 242 sq ft - 22 sq m

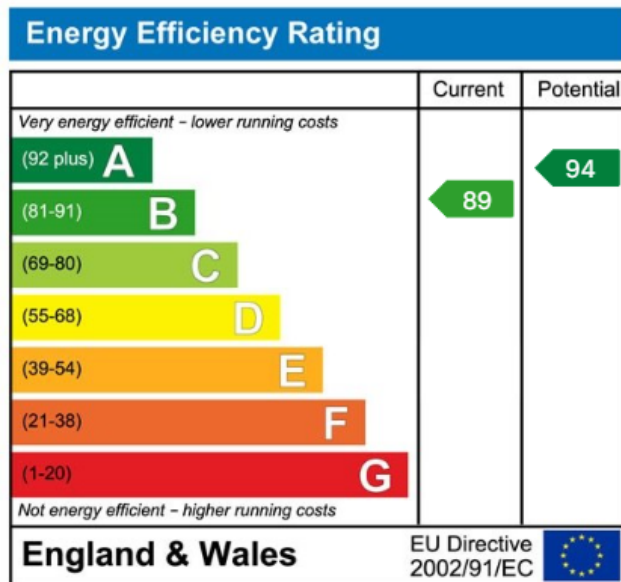


PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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- Detached family home
- Four double bedrooms, including principal en-suite
- Separate living room with wood-burning stove
- Integral double car port and garage
- Solar panels, underfloor heating and EPC rating B
- Approx. 3.88 acres of private grounds
- Stunning open-plan kitchen/dining room
- Home office and boot room/utility
- Potential to convert extensive loft/storage space (STPP)
- No onward chain



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

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