



Luscombe Maye
Since 1873

Donkey Lane, Ugborough, Ivybridge, PL21 0NE

3 1 1



DESCRIPTION

Located in quiet spot within sought-after countryside village of Ugborough, The Glen is a delightful semi-detached cottage full of character features throughout. Having been in the same ownership for almost 40 years, this is a fantastic opportunity to purchase a beautiful property in this desirable village. Upon entering the cottage is a beautiful garden room, currently used as the dining room, with built-in bench seating and views towards the church. Tiled floor runs through to the kitchen fitted with a range of units and a red oil-fired AGA, very fitting with the country home style. There is space for a fridge, dishwasher, washing machine and small breakfast table as well as a useful larder. The sitting room is generous and full of character with exposed beams, stone fireplace housing the woodburning stove, window seats and exposed floorboards. The lovely room has dual aspect windows, storage and a cottage-style staircase leading to the first floor. Also on the ground floor is a fully tiled wet-room with overhead shower, ideal when returning from a nearby beach or countryside walk. Upstairs, the property offers three bedrooms including a spacious double and two single room, the principal bedroom enjoys fantastic views of St Peters Church and the second has an abundance of built-in wardrobes. Tucked away on Donkey Lane, the cottage is accessed via steps from the driveway, with spaces for 2 cars, to a private courtyard garden surrounded by raised beds, the outside also benefits from a shed, log store, pond and a seating area to the rear.

SITUATION

Ugborough is a charming old South Hams village set in beautiful countryside, mentioned in the Domesday Book, with a long history dating back to Saxon times. Today, there is a primary school, 2 restaurant/pubs and the 12th century church flanks one end of the large village square, where the annual fair is still held. For more comprehensive shopping, there is Ivybridge to the west, Modbury to the south, and Plymouth is within easy commuting distance via the A379 or A38. The Salcombe and Yealm estuaries are close by providing water sports facilities and Dartmoor National Park is to the north. The beautiful Erme estuary has long sandy beaches as well as fine cliff top and coastal walks, many of which are owned by the





- Driveway parking
- Three bedroom character cottage
- Low maintenance garden
- Immaculately presented
- Quiet village location
- Nearby countryside walks
- Views towards St Peters Church
- Woodburner
- Currently used as a holiday let
- No onward chain

