



Luscombe Maye

Since 1873

# 1 Moonsmead, Church Street, Modbury, PL21 0QR

2 1 1



Situated in the heart of Modbury, being set back and above Church Street, this charming Grade II listed cottage beautifully combines period character with modern day practicality. Full of warmth and charm, the property offers a rare opportunity to acquire a character home with the added benefits of a private garden, off street parking and a single garage, a highly sought after combination within the town. Inside, the cottage enjoys a welcoming and comfortable feel throughout. The cosy reception room with its wood burning stove provides an ideal space to relax or entertain, flowing naturally through to the well appointed kitchen. Upstairs, two generous bedrooms are complemented by a stylish modern family bathroom, creating well balanced and easy-to-live-in accommodation. Outside, the property continues to impress with a private paved garden reached by a shared pathway and situated in an elevated position allowing for far reaching views over the roof tops to the countryside beyond, perfect for outdoor dining or simply enjoying the peaceful surroundings. The off street parking and garage add a level of convenience rarely found with period cottages in such a central location. Whether as a main residence, South Hams bolt hole or investment opportunity, this delightful cottage offers character, practicality and a wonderful position within one of the area's most sought after market towns.

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, baker, grocers, hardware store, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile library. For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Modbury is on the main bus route and is also only about five miles from the A38. Nearby there are fine cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigbury and Dartmoor National Park is several miles to the North.

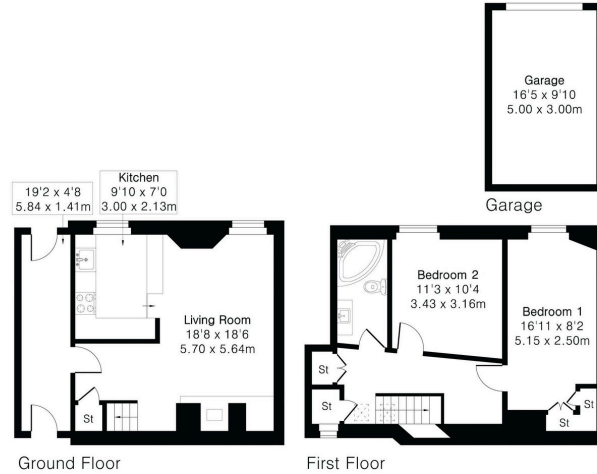


**Approximate Gross Internal Area 884 sq ft - 82 sq m  
(Excluding Garage)**

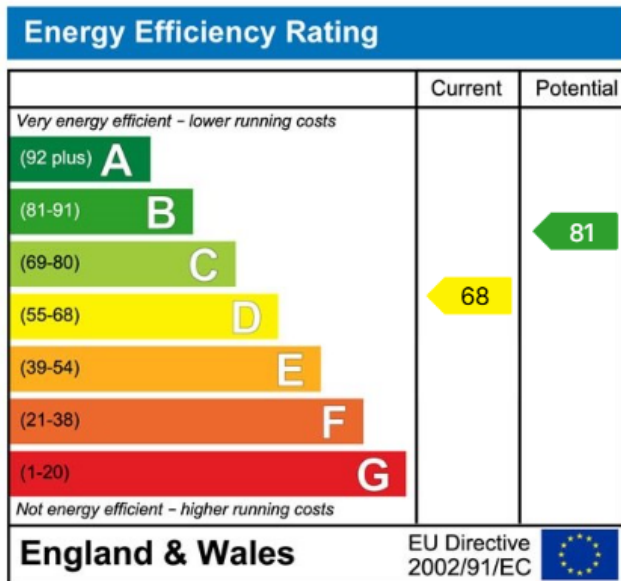
Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 444 sq ft – 41 sq m

Garage Area 161 sq ft – 15 sq m



- Charming Grade II listed cottage
- Two comfortable bedrooms
- Well-appointed kitchen
- Private enclosed garden
- Single garage
- Sought-after Church Street location
- Characterful reception room
- Modern family bathroom
- Off-street parking
- No onward chain



Luscombe Maye  
Since 1873



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

Luscombe Maye  
Since 1873

**Modbury:**  
3 Church Street, Modbury, Ivybridge PL21 0QW  
01548 830831  
modbury@luscombemaye.com  
[www.luscombemaye.com](http://www.luscombemaye.com)