



Luscombe Maye

Since 1873

Barn North West of West Leigh Farm, Modbury, PL21 0SJ

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LOCATION

situated in a peaceful rural setting with views towards rolling the South Hams countryside, views towards Dartmoor National Park, yet moments from the A379 and A38. The existing building consists of an open fronted, stone faced barn.

CONNECTIVITY

Modbury – 0.8 mile (2 min drive / 15 min walk), A38 Devon Expressway – 4.5 miles, Ivybridge Railway Station – 6.2 miles (London Paddington in 3 hrs), Plymouth – 12 miles, Exeter – 34 miles. Local services in Modbury include a primary school, independent shops, pubs, post office and bus connections to Plymouth and Kingsbridge.

THE OPPORTUNITY

The site comprises a traditional linhay barn benefitting from detailed design proposals for conversion into a well-appointed residential dwelling. This design carefully integrates both retention and enhancement of existing structure (including slate columns and stonework), high-quality contemporary interventions and efficient internal layout over two floors. The layout maximises the natural light, volume of character and views across the surrounding countryside. A detailed construction package is available upon request.

PROPOSED ACCOMMODATION

Ground Floor

- Entrance and circulation hall
- Bedroom suite with en-suite bathroom
- Secondary living/snug space
- Plant and service areas

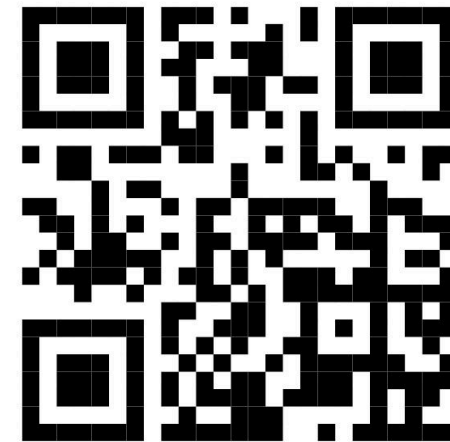
First Floor

- Open plan kitchen / dining / living area
- Feature wood-burning stove

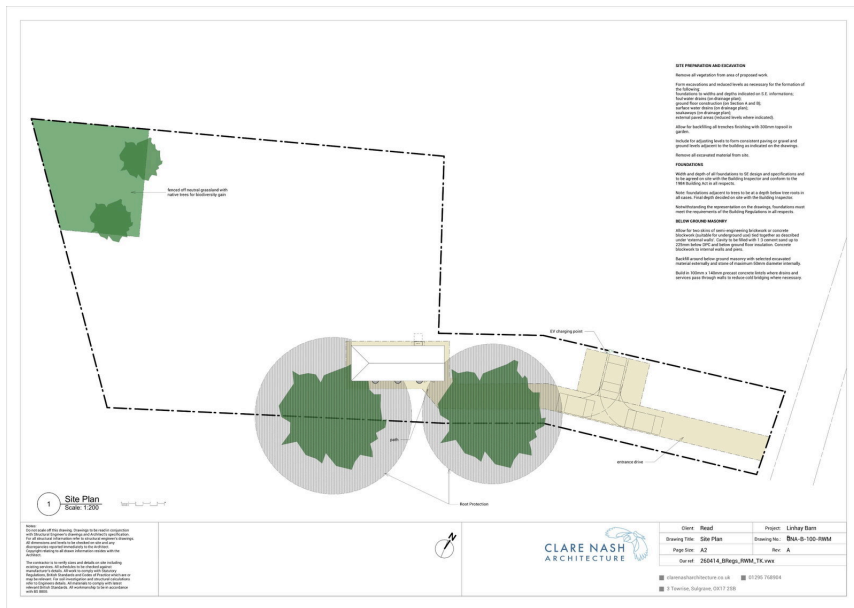
Additional WCSouth Hams District Council Application Reference:
2531/23/PDM



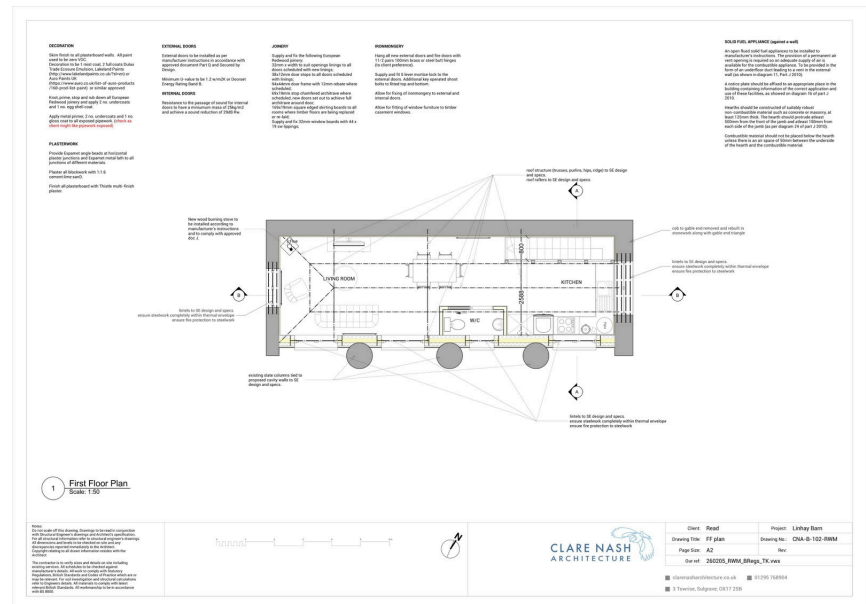
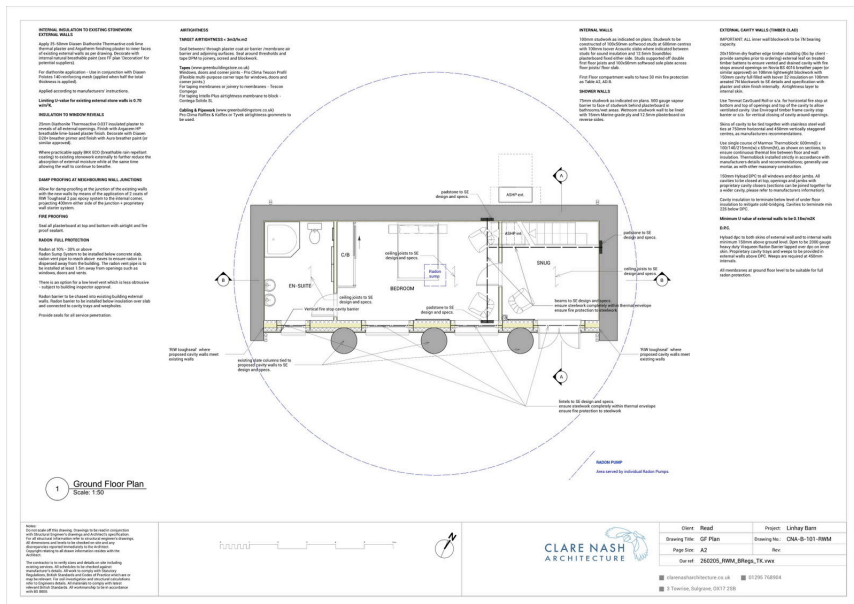
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Use the QR code for further “Material Information” about this home



- Development opportunity
- Two-storey Linhay Barn
- Stunning countryside location
- Class Q Planning
- Half Acre plot (approx.)
- Short distance from Modbury location



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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