

ROSE COTTAGE

MODBURY | DEVON




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Rose Cottage

Modbury | Devon | PL21 0QB

AT A GLANCE

Combining the individuality of an older property with an in-town address, this three-bedroom semi-detached home offers comfortable, versatile accommodation in central Modbury, with scope for a more contemporary finish.

THE PROPERTY

Traditional stone and cob walls enclose the approach to a sheltered brick-paved courtyard. The principal elevation combines white render, timber-framed windows and slate roofs. Inside, ledged and braced doors, exposed timbers and sloping ceilings add character, while the informal arrangement connects easily with the outdoor spaces.

ACCOMMODATION

The kitchen and adjoining living areas form the practical heart of the ground floor. A bright glazed garden room overlooks the lawn, providing a versatile space for dining or relaxation. A ground-floor bathroom adds flexibility.

Upstairs, the principal bedroom has a dramatic vaulted roof, exposed A-frame timbers and an adjoining bathroom. The second double bedroom includes two roof windows and built-in eaves storage, while the light, dual-aspect third bedroom could also serve as a guest room or home office. A further compact room provides additional storage or dressing space.

OUTSIDE

The broad lawn is bordered by mature planting and traditional walls, with fruit trees and a timber shed. There is ample space for entertaining, play and productive gardening, with views towards the church spire and South Hams countryside.

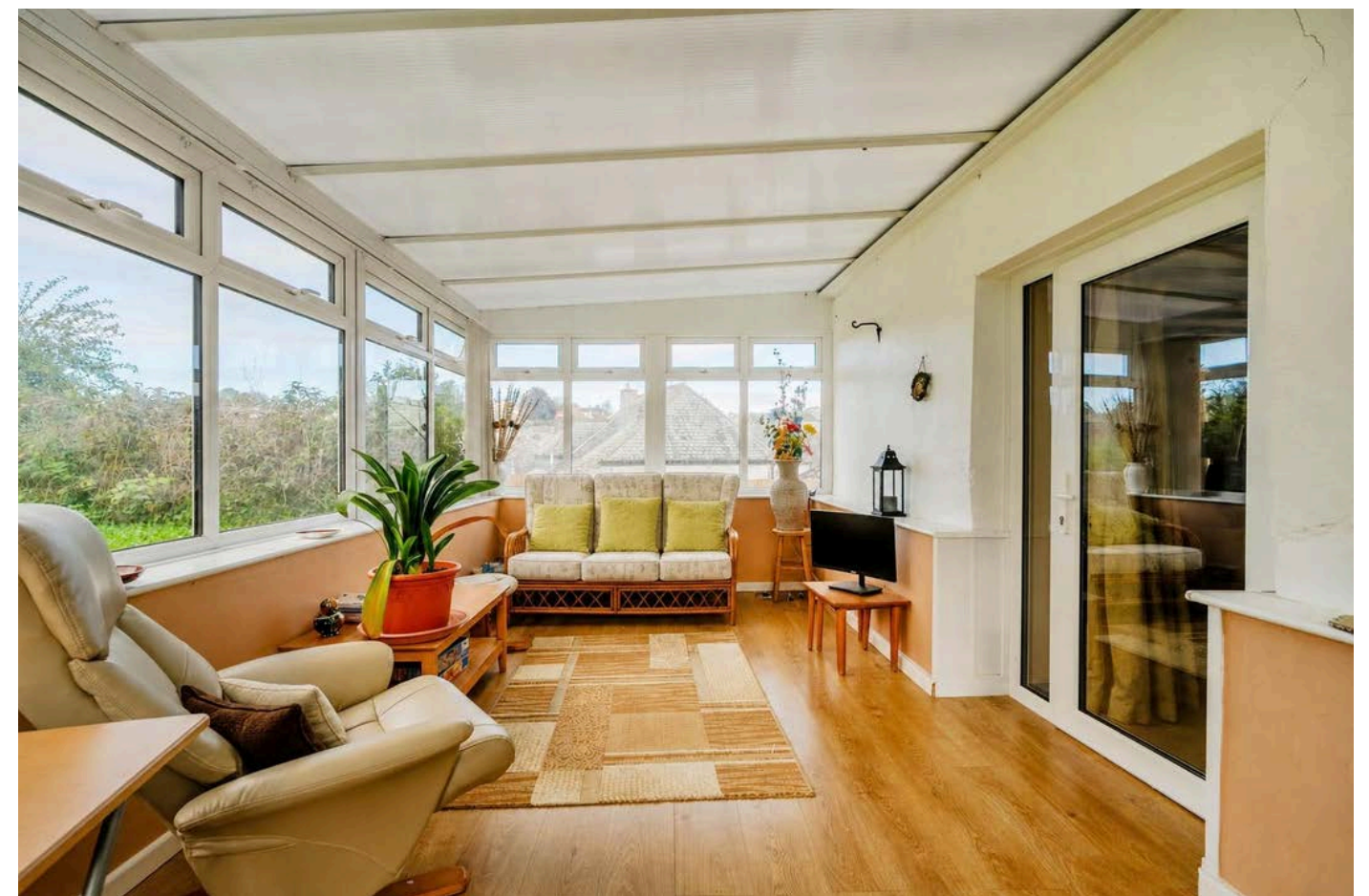
A brick-paved driveway, together with the attached garage, provides valuable off-road parking and storage.

LOCATION & SITUATION

Modbury is a thriving South Hams town with an attractive conservation-area centre, independent shops, cafés, inns, a primary school and everyday services.

The surrounding countryside and South Devon coastline offer walking, beaches and water sports. Ivybridge provides broader amenities and mainline rail connections, with Plymouth, Totnes and Kingsbridge also within convenient reach.

Modbury Office
01548 831163 | modbury@marchandpetit.co.uk
4 Broad Street, Modbury, PL21 0PS



Property Details

Services:	Mains electricity, water and drainage. Gas-fired central heating.
EPC Rating:	Current D; potential B
Council Tax:	Band E
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Central Modbury setting close to local amenities
- Three-bedroom semi-detached character home
- Scope to introduce a more contemporary finish
- Glazed garden room overlooking the lawn
- Vaulted principal bedroom with exposed A-frame timbers
- Ground-floor bathroom and adjoining principal bathroom
- Broad garden with mature planting and fruit trees
- Brick-paved driveway and attached garage
- Views towards the church spire and South Hams countryside

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

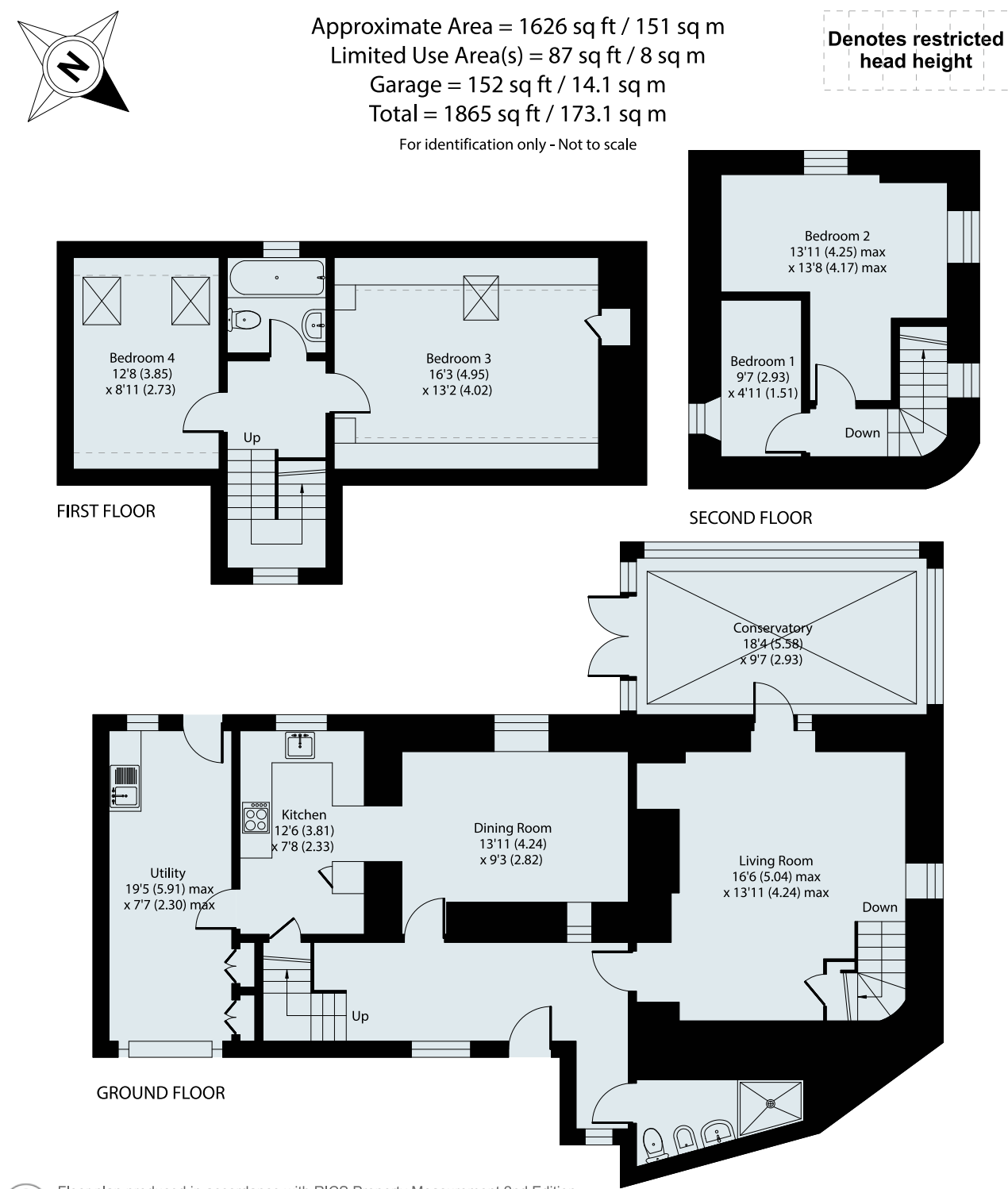
From our Modbury office, proceed towards the Co-op and continue straight onto Galpin Street. After approximately 50 yards, the brick-paved driveway will be found on the right, identified by the 'Rose Cottage' name plaque on the low wall.

Viewing

Strictly by appointment with the sole agent, Marchand Petit, Modbury.



FLOOR PLAN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Marchand Petit Ltd. REF: 1529968



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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.