

# 22 CHURCH STREET MODBURY



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



## 22 Church Street | Modbury | Ivybridge Devon | PL21 0QR

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A fine example of a beautiful Georgian, period home which has been sympathetically renovated throughout in our client's ownership whilst retaining many original features.

From the entrance lobby you are welcomed into a spacious hallway with parquet flooring and a classic Georgian staircase with a finely turned balustrade rising to the upper floor. At the front of the property are two reception rooms with elegant sash windows, original working shutters, and decorative fireplaces, including a log burner in the sitting room. The kitchen/breakfast room has been fitted with a modern range of units incorporating a Belfast style sink, integrated dish-washer and space for a Range cooker. A beautiful, large picture window provides good natural light to the room and an attractive feature. There is a separate utility room with fitted units and space for appliances and WC. From the rear hall there is useful cloak and boot area and another Belfast style sink.

On the first floor the accommodation is again generous in proportion with four double bedrooms and a family bathroom.

Outside there is an enclosed cobbled, courtyard area with access to a large cellar and two useful outbuildings, each with power and lighting. From here there are steps up to a magnificent, walled garden which extends to nearly 0.25 of an acre and displays a variety of trees and shrubs including a large magnolia tree. The garden offers a perfect place for children to play and explore, or perhaps create your own kitchen garden and more. From the top of the garden there are captivating views of the town and surrounding country side.

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Modbury Office

01548 831163 | [modbury@marchandpetit.co.uk](mailto: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 (60)   Potential: C (77)
Council Tax:	Band C
Tenure:	Freehold.
Authority:	South Hams District Council

## Key Features

- Beautiful Grade II listed double fronted Georgian family home
- Classic Georgian proportions with 2 reception room and original features
- Kitchen/breakfast room and separate utility room
- Four Double bedrooms and family bathroom
- Range of outbuildings and cellar
- Central location within Modbury Town and amenities
- Large walled garden extending to 0.25 of an acre and with countryside views

## Fixtures & Fittings

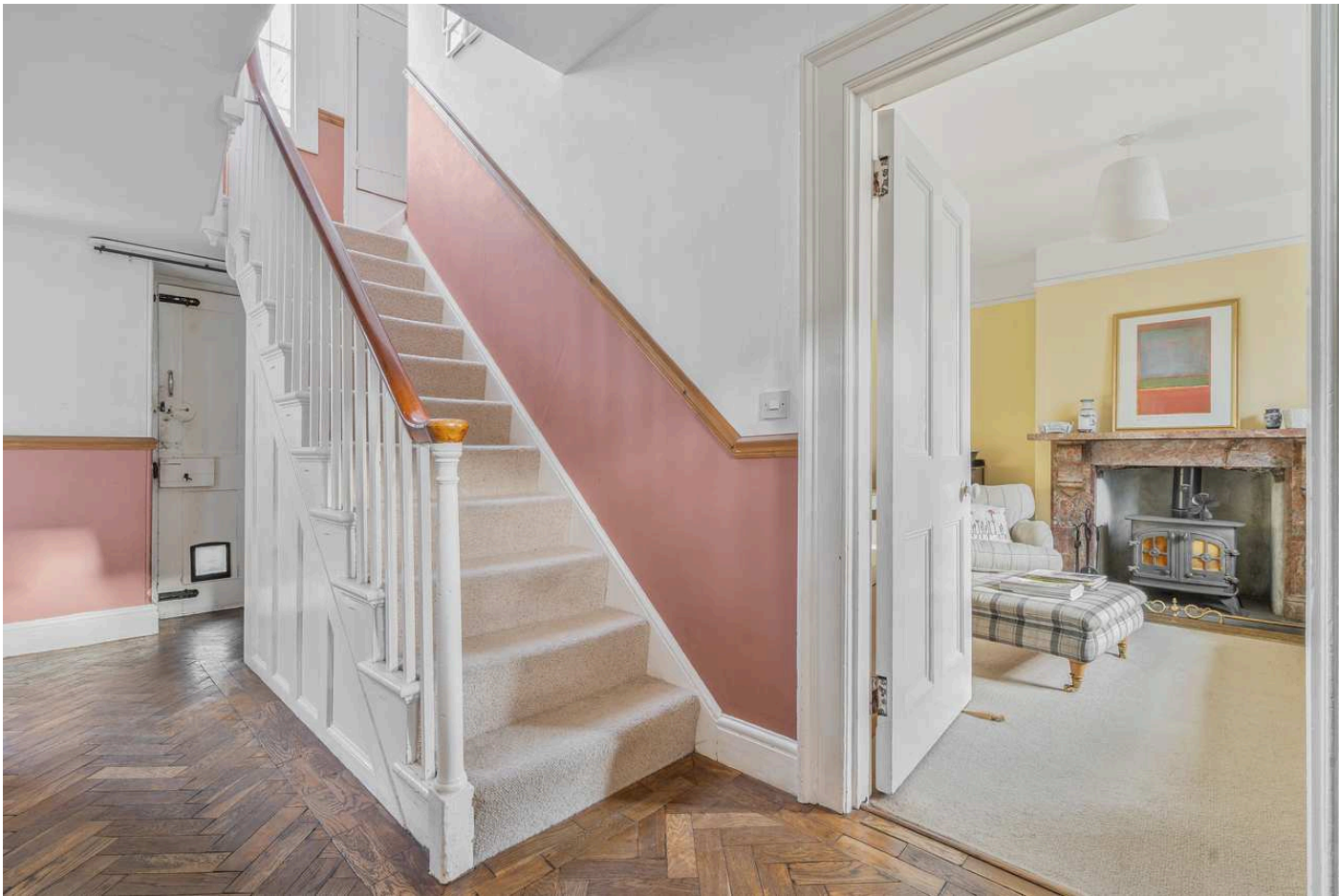
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

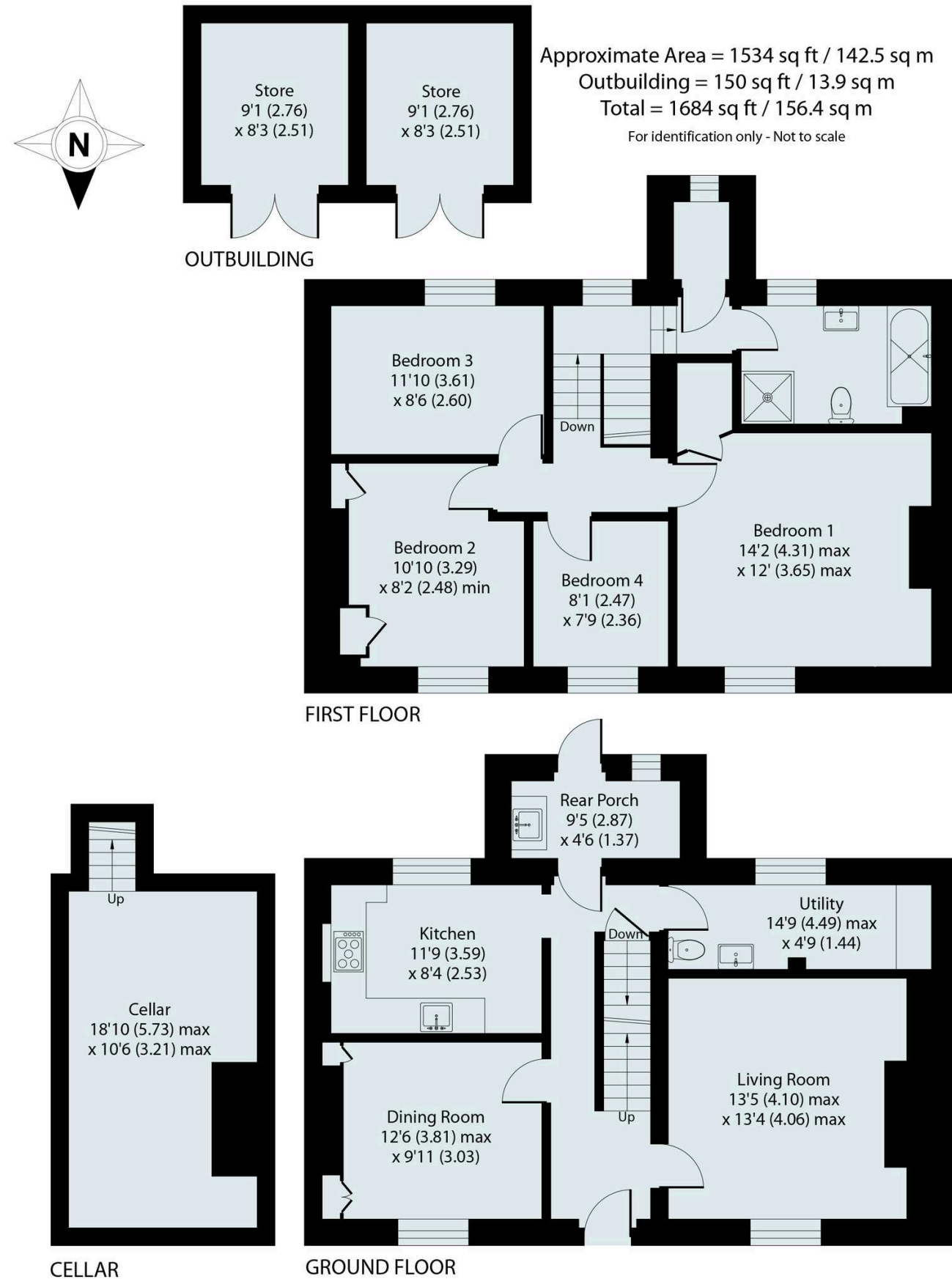
From the Modbury office turn right and follow the main street, Church Street, up to just before the War Memorial. The property can be found opposite on the right-hand side.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.  
Tel: 01548 831163







IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

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.

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