



Luscombe Maye

Since 1873

3 Fore Street, Ugborough, PL21

2 1 2



DESCRIPTION

Nestled in the heart of Ugborough, this delightful and charming, immaculately presented terraced cottage offers a wonderful blend of character and modern comfort. The ground floor features a welcoming living room centred around a beautiful fireplace with a wood burner, creating a cosy and inviting atmosphere. A separate dining room showcases a striking inglenook fireplace complete with the original bread oven, adding to the cottage's rich character. The stylish and modern kitchen is well appointed with integrated appliances and is complemented by an abundance of built-in storage throughout the home. A contemporary shower room completes the ground floor accommodation. Upstairs, the first floor offers two characterful double bedrooms, both light and spacious, with attractive exposed beams enhancing the cottage's charm.

Externally, the property enjoys a private and secluded sunny rear courtyard garden, along with a useful stone storage shed. The cottage also benefits from a right of way across the neighbouring property, providing convenient access for bins and general use. The property has been maintained to a very high standard and is a real turn-key opportunity.

This is a truly special home, perfectly suited for those seeking a character property in a sought after village setting.

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 National Trust.

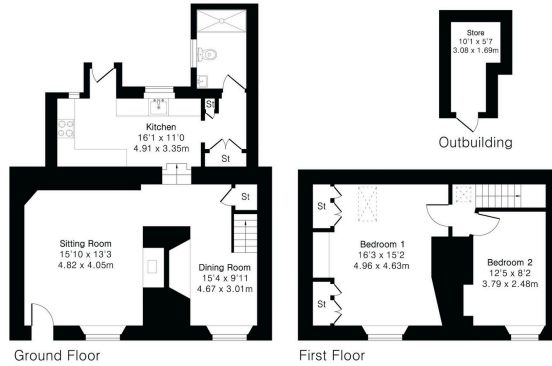


**Approximate Gross Internal Area 1091 sq ft - 101 sq m
(Excluding Outbuilding)**

Ground Floor Area 679 sq ft – 63 sq m

First Floor Area 412 sq ft – 38 sq m

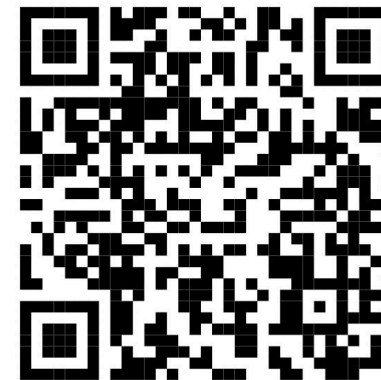
Outbuilding Area 47 sq ft – 4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan List ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Character terraced cottage
- Immaculately presented throughout
- Two double bedrooms
- Cosy living room with wood burner
- Inglenook fireplace with original bread oven
- Stylish modern kitchen with integrated appliances
- Contemporary shower room
- Exposed beams and period features
- Private sunny courtyard garden
- Stone storage shed



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



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