



Luscombe Maye

Since 1873

Treveor Gardens, Modbury, PL21

4 3 2



This exceptional four-bedroom detached home, nestled in Treveor Gardens and built in 1997, offers a perfect blend of comfortable living and generous outdoor space, all within easy reach of local amenities.

Upon arrival, you are welcomed by a spacious entrance hall with a striking galleried landing, creating an impressive first impression and setting the tone for this inviting home. The welcoming atmosphere flows seamlessly into two well-proportioned reception rooms, including a generous sitting room with sliding doors opening onto the side terrace. The kitchen is finished to a modern standard, featuring a range of integrated appliances and views over the rear garden. The ground floor also benefits from a useful study/bedroom five and a downstairs WC.

On the first floor, there are four double bedrooms, including an opulent principal suite with a dressing area and an ensuite bathroom featuring a separate bath and shower. The second bedroom is also generous in size and benefits from its own ensuite shower room, while the two further double bedrooms share a contemporary family bathroom. The landing itself is a delightful space, offering far-reaching views and ample room to sit and relax. Overall, the property provides flexible accommodation ideal for a growing family or those seeking additional space for guests.

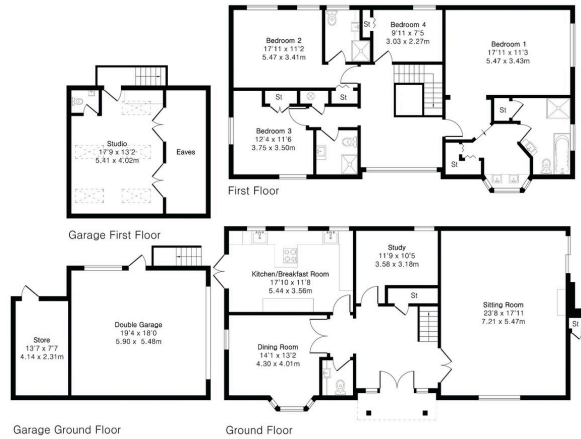
Outside, Silverhill occupies a generous plot with a gently sloping garden, creating a wonderful private oasis for outdoor activities, gardening, or simply enjoying the fresh air. The sheltered terrace, accessed from the living room, is ideal for al fresco dining and relaxing in the sun. The garden also features raised beds suitable for growing vegetables, a log store, greenhouse and additional outdoor storage. The extensive grounds offer excellent potential for further landscaping or recreational features.

Parking is plentiful, with a large double garage with workshop and store, and a dedicated driveway providing secure space for multiple vehicles. Above the garage is a versatile room with a WC, ideal for use as a home office, workshop, studio, or additional accommodation.

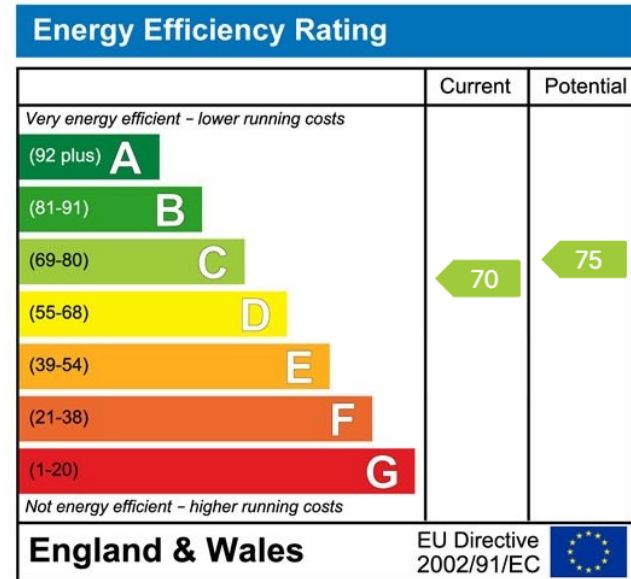


**Approximate Gross Internal Area 2287 sq ft - 212 sq m
(Excluding Garage)**

Ground Floor Area 1145 sq ft - 106 sq m
 First Floor Area 1142 sq ft - 106 sq m
 Garage Ground Floor Area 457 sq ft - 42 sq m
 Garage First Floor Area 234 sq ft - 22 sq m



- Spacious detached home
- Walking distance to nearby amenities
- Abundance of driveway parking
- Double garage with studio above
- Generous and private garden
- Four double bedrooms with two ensuite and a study
- Immaculately presented throughout
- Countryside views
- Sought after location within Modbury
- Short drive to nearby South Hams coastline



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