



Luscombe Maye
Since 1873

Chapel Street, Ermington, PL21

Guide Price £540,000

4 2 1



DESCRIPTION

Highborough House is a charming character home situated on the edge of the popular village of Ermington. This well presented four bedroom property combines period features with comfortable modern living, creating a warm and inviting home. The accommodation is well arranged, with the reception room flowing through to the conservatory and kitchen, providing a sociable space for both everyday living and entertaining. The kitchen/breakfast room is well equipped with fitted cabinetry, integrated appliances and good worktop space. A separate utility room provides additional storage, plumbing for a washing machine and access to a shower room and WC. There are four double bedrooms on the first floor, one of which benefits from a door opening onto the rear patio and garden. The family bathroom has been attractively updated with a white suite comprising a panel enclosed bath with shower over, wash hand basin and WC. Outside, the well maintained garden provides a peaceful space to enjoy views across the village towards Ermington Woods. A summer house offers useful storage, while the attached car port provides covered parking, further storage, power and lighting, together with an EV charging point.

The property has benefited from a number of improvements in recent years, including an updated kitchen, shower room, bathroom and conservatory, together with new doors and carpeting, a new roof, solar panels and EV charging point. The current owners have also tastefully redecorated throughout, creating a comfortable and immediately appealing home.

LOCATION

Ermington is set amid delightful countryside. It has a public house, a restaurant, excellent community shop and cafe, a highly regarded Primary School and for secondary schooling it is in the catchment area of Ivybridge Community College. The village has a welcoming community feel with various activities including a Summer Fair and cricket team. Nearby is the charming market town of Modbury, which offers a range of independent shops, post office, butchers, Co-op, 3 pubs, health centre, dentist, and a veterinary surgery.



Highborough House, Chapel Street, Ermington, PL21 9NE

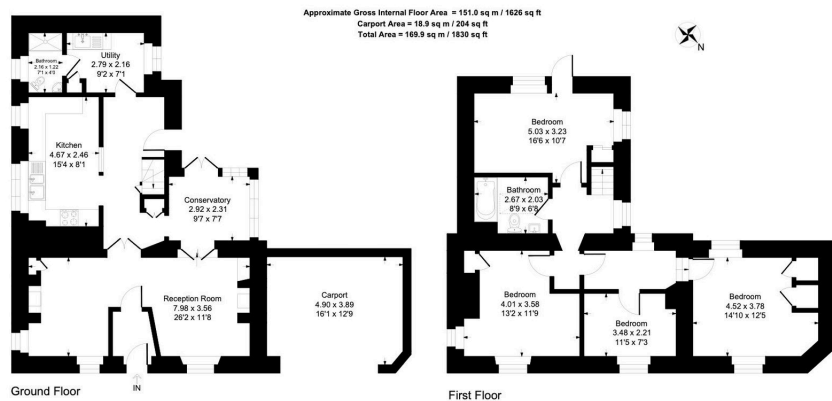
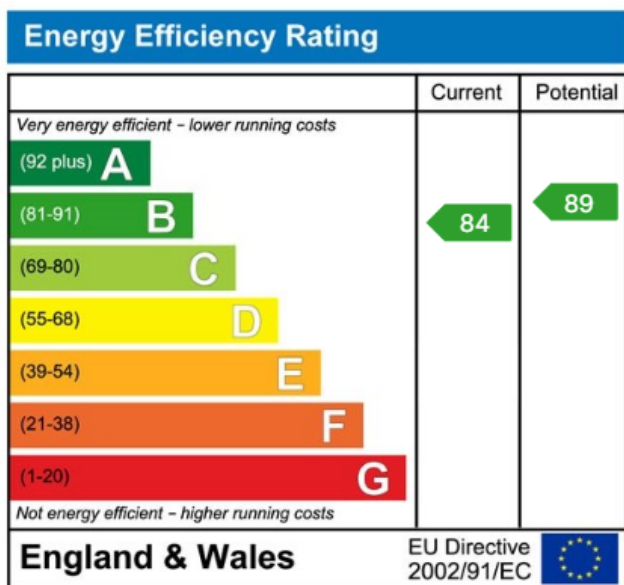


Illustration for identification purposes only, measurements are approximate, not to scale.

- Beautifully Presented
- Four Bedrooms
- Lovely Garden
- Edge of Village Location
- Solar panels and EV charging point
- Detached Character Cottage
- Two bathrooms
- Car Port
- Walking distance to 'Outstanding' Primary School
- EPC Rating B point



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

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