



Luscombe Maye  
Since 1873

## Old Pump Cottage, Modbury, PL21

2 1 2



**DESCRIPTION** - Nestled in the heart of the highly sought after market town of Modbury, this two bedroom character cottage is tucked away from passing traffic while remaining just a short stroll from the town's excellent selection of independent shops, cafés, restaurants and everyday amenities. With character features throughout, the property offers well balanced accommodation arranged over two floors. A welcoming entrance reception room leads through to a spacious kitchen/dining room, creating an ideal space for everyday living and entertaining. Beyond, the lounge enjoys a fireplace with a woodburning stove and opens directly onto the private enclosed walled garden, providing a seamless connection between the indoor and outdoor living spaces. On the first floor are two bedrooms, one double and one single, complemented by a good sized family bathroom. The private walled garden offers a secluded space, perfect for al fresco dining or simply unwinding, while practical benefits include useful external storage and an allocated parking space. Whilst the property would benefit from some modernisation, it presents a rare opportunity to enhance and personalise a charming period home in one of South Hams' most desirable locations. Offering a wonderful combination of character, privacy and convenience, this is a home with exceptional potential.

**SITUATION** - Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. Some two hundred years ago it was extremely prosperous being the local market town and a centre for the wool trade. Today there is a good range of local shops including a butcher, grocers, chemist, delicatessen and a number of gift and antique shops. Other amenities include a primary school, health centre, dentist, veterinary surgery and mobile bank and library. For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Modbury is on the main bus route and is also only about five miles from the A38. Nearby there are fine cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigbury and Dartmoor National Park is several miles to the North.

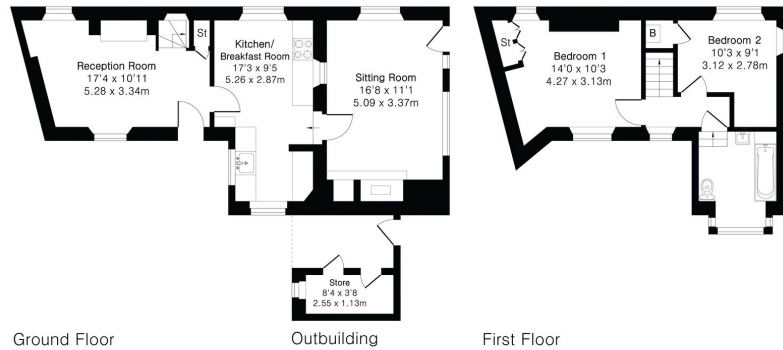


**Approximate Gross Internal Area 861 sq ft - 80 sq m  
(Excluding Outbuilding)**

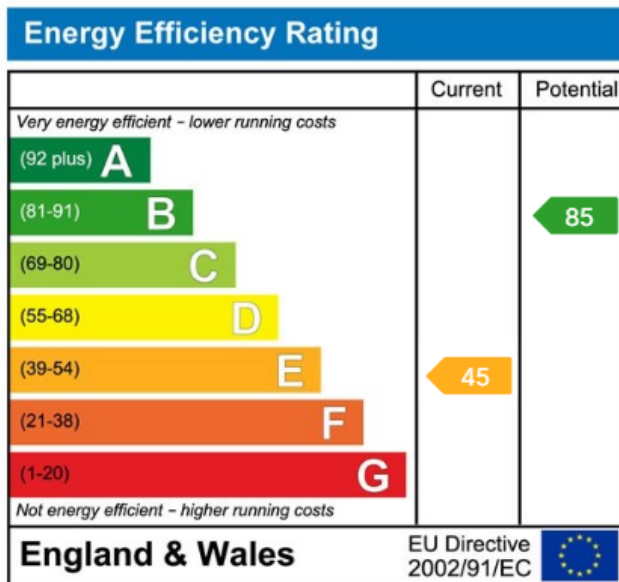
Ground Floor Area 531 sq ft – 49 sq m

First Floor Area 330 sq ft – 31 sq m

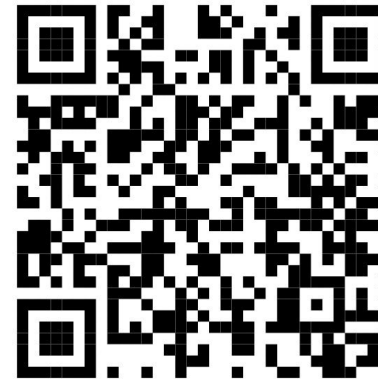
Outbuilding Area 31 sq ft – 3 sq m



- Two bedroom character cottage
- Private enclosed walled garden
- Allocated parking at the rear
- Character features throughout
- Tucked away in the heart of Modbury
- Two well proportioned reception rooms
- Close to local amenities
- Sold with no onward chain



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Use the QR code for further “Material Information” about this home

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