



**Pickle House, 16 Brownston Street**  
Modbury, Ivybridge, PL21 0RG

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS









## Guide Price £465,000

### DESCRIPTION

A charming Grade II listed home in the heart of Modbury, offering bright, characterful interiors. The accommodation includes three bedrooms, a sitting room, snug, kitchen/dining room, stylish bathroom, and guest cloakroom. To the rear, a generous garden features terraced patios, a lawn, mature shrubs, and a timber shed.

### ACCOMMODATION

On entering the property, you are welcomed into a beautiful double-fronted sitting room with painted ceiling beams, a stone chimney breast with open fire, and sash windows with timber shutters. An inner hallway leads to the first floor, with storage beneath and a guest cloakroom. A second reception room offers a cosy snug or ideal home office, featuring a rear aspect, alcove storage, and a decorative cast iron stove. The impressive kitchen/dining room enjoys garden views, a vaulted ceiling with exposed timbers, and access to the rear patio. It features matching base and wall units, an integrated electric double oven and induction hob, and space for white goods. Upstairs, Bedroom 1 offers a front aspect, sash window with shutters, decorative fireplace, and built-in cupboard. Bedroom 2 also faces the front, with fitted wardrobes and a fireplace. Bedroom 3 overlooks the rooftops of Modbury and includes fitted storage. The stylish Victorian-style bathroom includes a clawfoot bath, walk-in shower, WC, and basin.

### OUTSIDE

The rear garden is an absolute delight—generous in size and thoughtfully arranged across terraces. It features charming patio areas perfect for outdoor dining or relaxation, a neatly lawned section, and a beautifully established border of mature shrubs that provide both colour and privacy. A timber shed offers practical storage, completing this idyllic and inviting outdoor space.

### KEY FEATURES

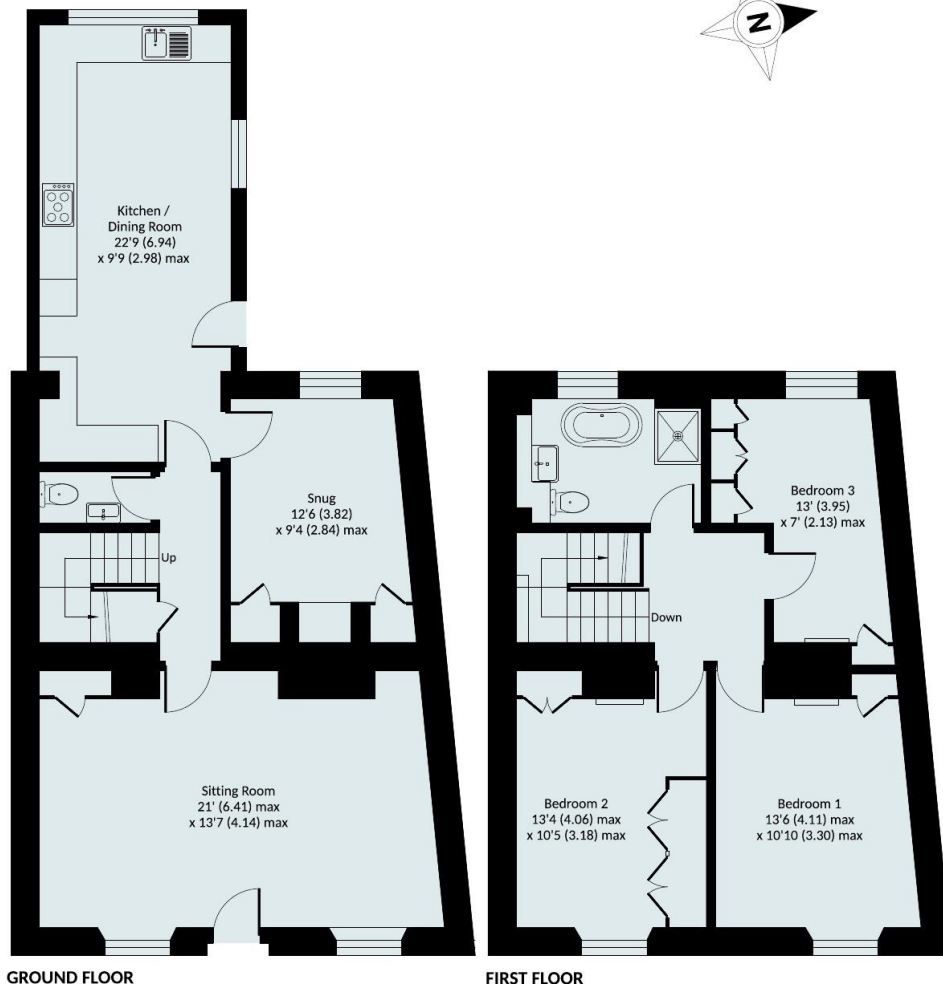
- A short walk from the centre of Modbury
- Grade II Listed, characterful home
- Bright and spacious accommodation
- 3 bedrooms and 2 receptions
- Striking kitchen/dining room with vaulted ceiling
- Terraced rear garden with delightful patios

BEDS 3 | BATHS 1 | RECEPTS 2 | EPC D | COUNCIL TAX D | TENURE FREEHOLD

Marchand Petit, 4 Broad Street, Modbury, Devon, PL21 0PS Tel: 01548 831163  
modbury@marchandpetit.co.uk [www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)

Approximate Area = 1318 sq ft / 122.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## SERVICES

Mains electricity, mains water and mains drainage. Gas central heating.

## LOCAL AUTHORITY

South Hams District Council. Council Tax Band D.

## VIEWINGS

Strictly by appointment only through Marchand Petit Modbury Office. Please contact the office to make an appointment.

## LOCATION

Modbury is a picturesque Georgian town situated in a National Landscape and is only about 4 miles from the nearest beach. Receiving worldwide media coverage, it became the first town in Europe to become plastic bag free. There is a good range of local shops including a butcher, grocers, hardware store, chemist, delicatessen and a number of gift shops and art galleries. Other amenities include a primary school, health centre, dentist, veterinary surgery, and mobile library. For more comprehensive shopping, Kingsbridge is to the South and Plymouth is about 12 miles to the West. Nearby there are fine cliff top and coastal walks, beaches, and coves, with Dartmoor National Park a several miles to the North.

## DIRECTIONS

With our Modbury office on the right hand side, proceed along Broad Street and turn right onto Brownston Street. Proceed up Brownston Street where the property is located on the left.

## 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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