

3 MOONSMEAD
MODBURY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 MOONSMEAD

This unique and characterful cottage is nestled in the heart of the picturesque town of Modbury. Tucked away yet enjoying direct access to local amenities, this charming home offers a perfect blend of privacy and convenience. The attached cottage is beautifully presented and extremely welcoming, featuring reverse-level accommodation with a striking vaulted ceiling and exposed beams that create a warm, inviting atmosphere.

Inside, the layout includes a comfortable double bedroom, a generous bathroom, and an impressive open-plan living space that combines a contemporary kitchen with a bright, cosy sitting area. Outside, a delightful garden provides the perfect setting for alfresco dining and relaxation.

ACCOMMODATION

From the private garden, a spacious, partly glazed entrance porch welcomes you—previously used as a study area. A glazed hardwood door with side screen leads into the stunning open-plan living area, showcasing a vaulted ceiling with exposed timber trusses and part exposed natural stonework. a stylish hardwood framed picture window runs much the length of the lounge area offering an open panoramic view across the rooftops of Modbury, flooding the space with natural light and adding to the sense of openness.

The modern kitchen features a range of matching base and wall units, with space for a bistro table and chairs—ideal for casual dining. A staircase leads down to the lower level, where you'll find the double bedroom and bathroom. The bedroom benefits from a side-aspect window and handy under-stairs storage, while the bathroom is generously sized with a bath and shower over, WC, basin, and large built-in storage cupboards housing laundry equipment, freezer and extensive linen drying selves.

OUTSIDE

The attractive garden is extensively planted with semi tropical, low maintenance palms and shrubs creating an ideal private, suntrap space for alfresco dining and relaxation, all enclosed with stone walls and secure timber fencing for privacy and charm.



PROPERTY DETAILS

Property Address

3 Moonsmead, Church Street, Modbury, Devon, PL21 0QR

Guide Price

£210,000

Mileages

Kingsbridge 8 miles, Devon Expressway (A38) 5.5 miles, Plymouth 12 Miles (distances approximate)

Services

Mains electricity, drainage and water. Electric night storage heaters.

EPC Rating

Current: F, Potential: C

Council Tax Band

Band B

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Tucked away in the heart of Modbury
- Charming 1 bedroom cottage
- Reverse level accommodation
- Open plan living area with a vaulted ceiling
- Delightful rear garden
- No onward chain

Fixtures & Fittings

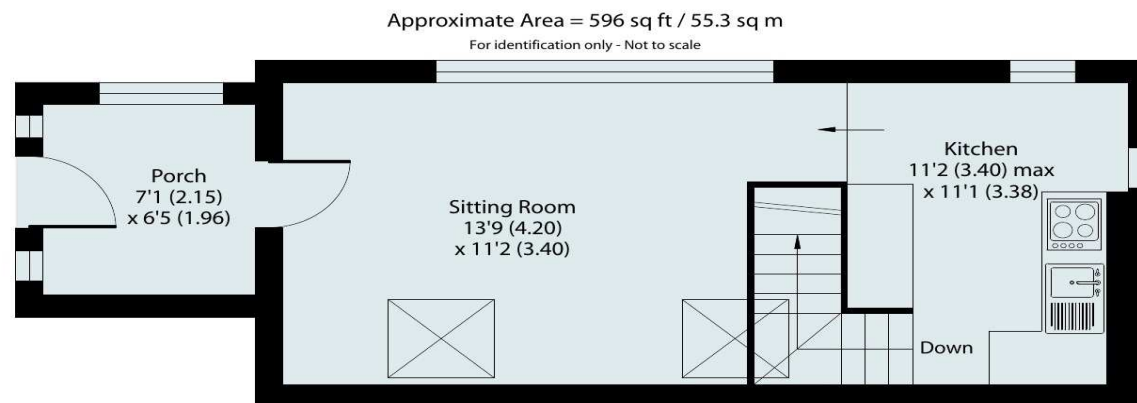
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

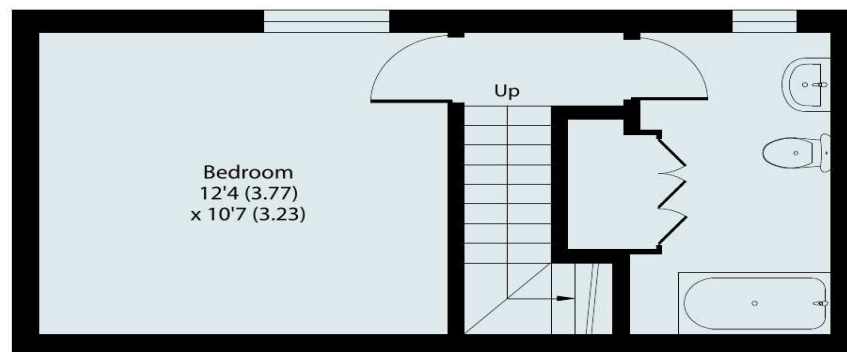
From the Marchand Petit office in Modbury, proceed up through the town onto Church street. Halfway up on the right hand side, a door at Moonsmead number 27, opens to a passage leading to the property, located on the left.



FLOOR PLAN



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Marchand Petit Ltd. REF: 1318231

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