

# THE BOAT HOUSE

## MODBURY





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## AT A GLANCE

A beautifully presented one-bedroom detached barn conversion, blending character and modern comfort, set in the very heart of Modbury with a private garden and garage.

## ACCOMODATION

This charming detached barn conversion offers a rare opportunity to enjoy town-centre living with a sense of privacy and character. Thoughtfully designed, the property features a stylish lounge/diner with a wood burner, creating a welcoming focal point for cosy evenings. The modern fitted kitchen, accessed directly from the courtyard, is well-appointed and practical for everyday use. The spacious double bedroom provides a restful retreat, complemented by a contemporary bathroom.

## OUTSIDE

A private courtyard garden offers the perfect spot for al fresco dining, while a garage provides both parking and valuable storage space.

## LOCATION

Situated in the vibrant town of Modbury, this home is ideally placed for enjoying everything the local area has to offer. The town boasts a variety of independent shops, cafés, and essential services, all within easy reach on foot. Nestled between Dartmoor National Park and the stunning South Devon coastline, Modbury offers both convenience and lifestyle, combining the charm of a historic market town with easy access to countryside walks and coastal adventures.

## Key Features

- Attractive detached barn conversion with character features
- Spacious double bedroom and contemporary bathroom
- Cosy lounge/diner with feature wood burner
- Private courtyard garden with direct kitchen access
- Garage providing off-road parking and storage





# PROPERTY DETAILS

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## Property Address

The Boat House, Church Street, Modbury, PL21 0QN

## Mileages

Kingsbridge - 8 miles | Exeter - 40 miles | Plymouth - 12 miles

## Services

Mains Electric, Water and Drainage. Gas Fired Central Heating

## EPC Rating

Current - C | Potential - A

## Council Tax

South Hams District Council | Band A

## Tenure

Flying Freehold

## 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 Modbury town centre coming from Kingsbridge turn left at the post office on to Poundwell Street passing the car park on your right and then following the road as it bears right, the property will be found on your right.

## Viewing

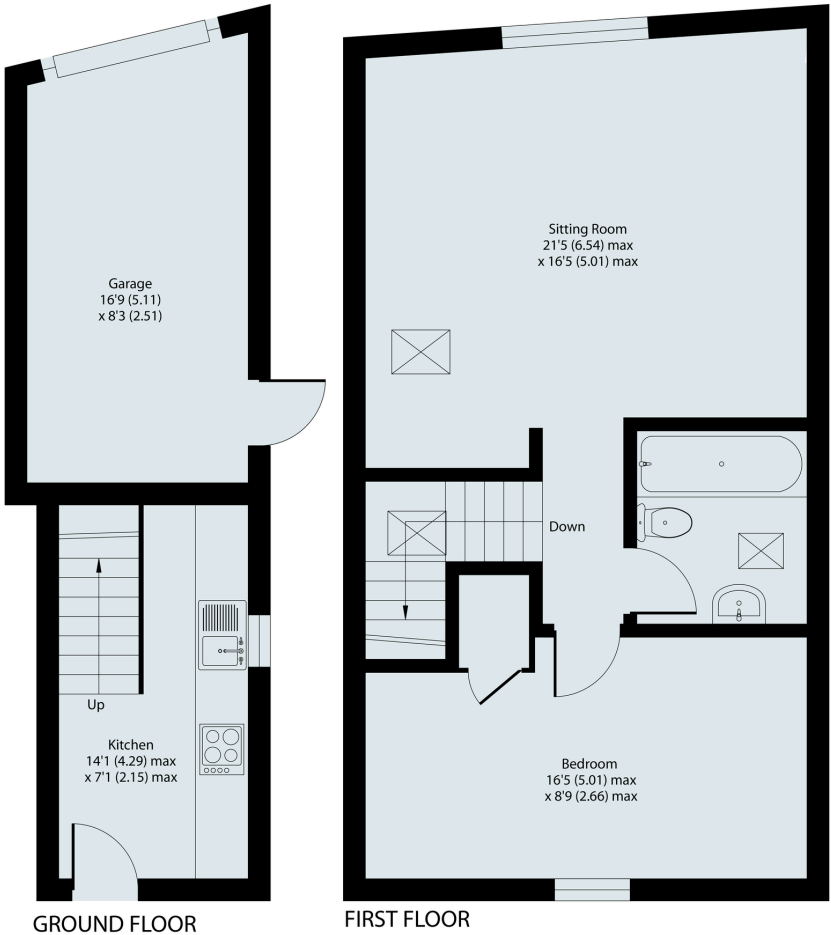
Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.  
Tel: 01548 831163



# FLOOR PLAN



Approximate Area = 609 sq ft / 56.5 sq m  
Garage = 130 sq ft / 12 sq m  
Total = 739 sq ft / 68.5 sq m  
For identification only - Not to scale



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.

DARTMOUTH	TOTNES	KINGSBRIDGE	MODBURY	SALCOMBE	NEWTON FERRERS	LETTINGS	PWCH
01803 839190	01803 847979	018548 857588	01548 831163	01548 844473	01752 873311	01548 855599	01548 855590