



**Beech House, 4 Treveor Gardens**  
Modbury, Devon, PL21 0TE

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS



## Beech House, 4 Treveor Gardens

*A stylish and substantial detached home within an exclusive development in Modbury, with generous gardens, double garage and off-street parking.*

### ACCOMMODATION

#### Ground Floor

Porch, Entrance Hall, Kitchen/Dining Room, Utility, Sitting Room, Conservatory/Sitting/Dining/Entertaining Space, Office/Bedroom 5.

#### First Floor

Bedroom 1/Dressing Room/En-Suite, Bedroom 2/En-Suite, Bedroom 3, Bedroom 4, Family Bath/Shower Room, Landing with a Sitting/Coffee area, Attic Storage.

#### Outside

Landscaped Gardens, Studio/Garden Room/Office, Drive with Ample Parking, Spacious Double Garage. Approaching ½ an acre garden which enjoys sunshine throughout the day.

#### Mileage

*Kingsbridge 8 miles, A38 5.5 miles, Plymouth 12 miles (distances approximate)*

Modbury Office

01548 831163

modbury@marchandpetit.co.uk











## KEY FEATURES

- An exclusive development within the popular town of Modbury
- A stylish and substantial property of over 2,600 sq ft
- 5 bedroom detached home
- Delightful views over Modbury and countryside beyond
- Generous corner plot with wonderful gardens
- Double garage with off street parking









## DESCRIPTION

Beech House is an exceptional detached property in an elevated position in Modbury, within an exclusive development. This stylish and substantial home offers over 2,600 sq. ft. of bright and versatile accommodation, beautifully finished throughout, with views across Modbury and the countryside beyond. A generous corner plot approaching half an acre provides wonderful south facing gardens, a garden room, a drive with off street parking and a spacious double garage.

## ACCOMMODATION

An enclosed glazed porch opens to an inviting entrance hall with stairs leading to a galleried landing, with storage beneath, and a guest cloakroom. To the right is a generous sitting room, triple aspect with garden views, a stylish wood-burner and finished with wood effect flooring. Off the sitting room is a delightful David Salisbury conservatory, predominantly glazed with a garden aspect and double doors leading out to a rear patio. Accessed from the entrance hall is the home office which could be used as a ground floor 5th bedroom. The exquisite kitchen/dining room has a triple aspect with garden views, a truly stylish heart of the home, with an array of contemporary base and wall units positioned around a central island, finished with a tiled floor with under-floor heating. Off the kitchen is the essential utility with access to the rear garden.

The bright galleried landing has a large display window framing the superb views across Modbury and rural landscape. The extensive master suite has a dual aspect, the bedroom, looking out over the rear garden, with fitted wardrobes, the dressing room, with built-in cupboards and a basin set within the bay window with exceptional views, and the ensuite arranged with a bath, wc and shower cubicle. The ensuite has electric underfloor heating. Bedroom 2 has a rear aspect with garden views, built-in wardrobes and an ensuite shower room (underfloor heating in the shower room). Bedroom 3 has a dual aspect with far reaching views and fitted wardrobes. Bedroom 4 has a rear aspect with garden views and built-in wardrobes. The family bathroom is arranged with a bath, shower cubicle, wc, basin and electric under-floor heating.

## THE GROUNDS

Beech House is set in a generous corner plot, approaching half an acre. The property enjoys majestic lawns and established flower beds that soften the borders, with a tree lined perimeter. The drive leads up to the property opening to a parking area and a detached double garage. A rear patio area, leading off the conservatory, is an ideal spot for al-fresco dining. Within the delightful garden setting is a studio. This space is flexible and could also be used as a summer house.

## LOCATION

Modbury is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty' 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, baker, grocers, 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. Modbury is also on the main bus route and only about 5.5 miles from the A38. Nearby there are fine cliff top and coastal walks, 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.



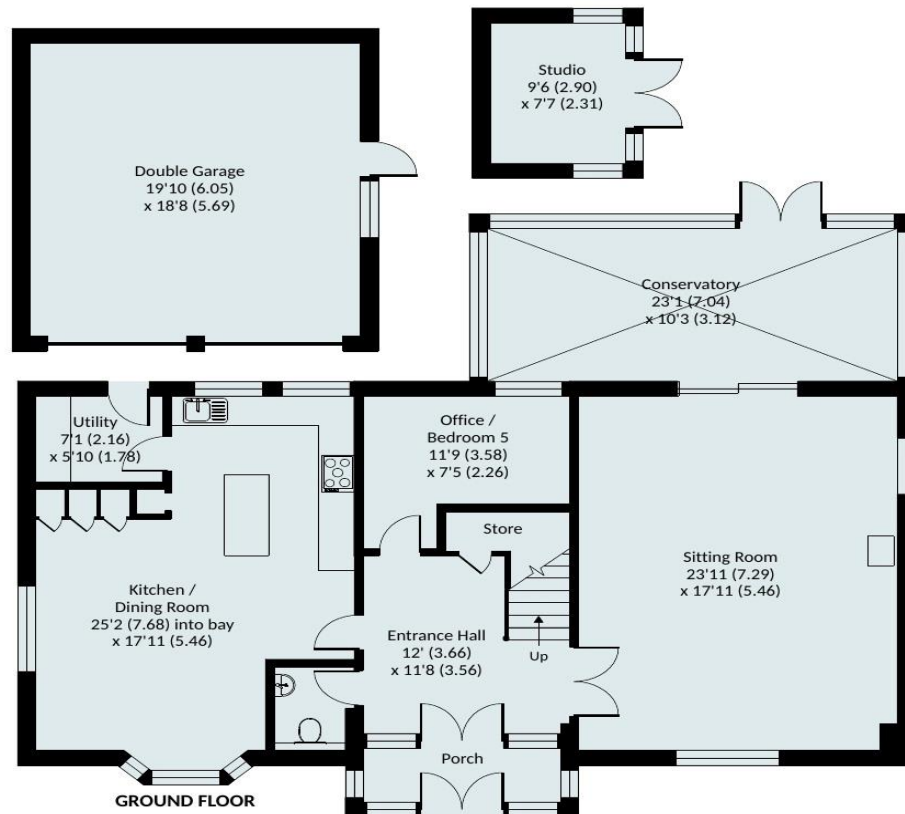
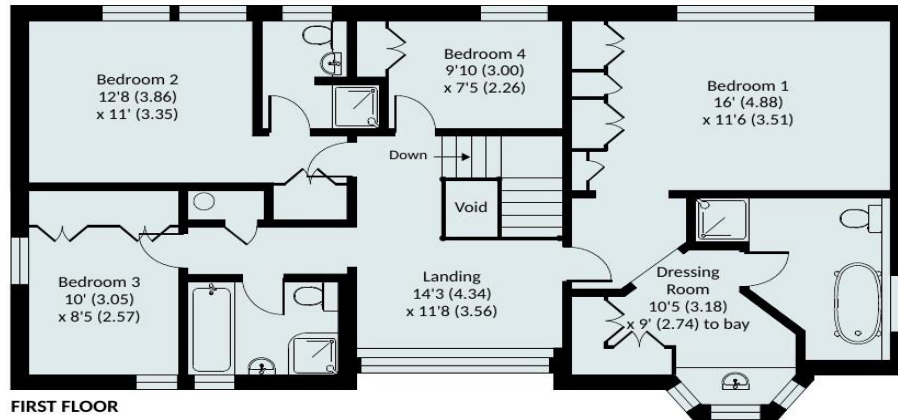
Approximate Area = 2621 sq ft / 243.5 sq m (excludes void)

Garage = 370 sq ft / 34.3 sq m

Studio = 73 sq ft / 6.8 sq m

Total = 3064 sq ft / 284.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### SERVICES

Mains electricity, mains water and private drainage. Gas central heating. Dual underfloor heating in kitchen, conservatory and bathrooms 2 & 3.

### LOCAL AUTHORITY

South Hams District Council.

### COUNCIL TAX

Council Tax Band G.

### FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other 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.

### TENURE

Freehold

### VIEWINGS

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

### DIRECTIONS

From the Modbury Office turn right up Brownston Street and continue to the top of the hill. Turn left into Dark Lane and Treveor Gardens will be found on the right-hand side.







#### 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.

SOUTH HAMPS'  
LEADING  
ESTATE AGENT

Marchand Petit  
ESTATE AGENTS