



Butterwell Barn

Modbury, Devon PL21 0SR

Marchand Petit
ESTATE AGENTS
www.marchandpetit.co.uk

Butterwell Barn, Modbury, Devon PL21 0SR

Kingsbridge 4 miles Salcombe 10 miles Dartmouth 10 miles

Butterwell Barn was converted approximately 17 years ago from two barns and is linked by an attractive reception hall/sun room. One barn consists of the kitchen/dining room with the sitting room above and the other houses the bedrooms. It is presented to an extremely high standard throughout and provides superb family accommodation.

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. Other amenities include a primary school, health centre, dentist, optician, veterinary surgery and mobile library and Lloyds bank. 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 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 and 18 hole golf courses at Thurlestone and Bigbury. Dartmoor National Park is several miles to the North.



Marchand Petit
ESTATE AGENTS
www.marchandpetit.co.uk

Modbury Office

4 Broad Street, Modbury, Devon PL21 0PS

Tel 01548 831163 Email: modbury@marchandpetit.co.uk

www.marchandpetit.co.uk



ACCOMMODATION

ENTRANCE - Half glazed timber door with matching full height side panels, opening to:

RECEPTION HALL/SUN ROOM - Attractive reception room with vaulted roof and exposed roof timbers and upright supporting posts. Windows with beams over and central glazed French doors which open to the central courtyard. Solid oak flooring. Boxed in radiator. Electric wall mounted panel heater. Door to:

FAMILY BATHROOM - Suite comprising bath with mixer taps and hand held shower attachment. Corner shower cubicle with Mira shower. Wash hand basin with tiled surround and built-in storage cupboard below. WC. Wall mirror with light and shaver point. Sloping ceiling with exposed roof timbers. Ceramic tiled flooring. Chrome radiator/heated towel rail. Built-in airing

cupboard which houses the Heatra Sadia Megaflow tank. Obscure glazed window and electric extractor fan.

UTILITY ROOM - Range of cupboards and wall units with underneath lighting. Stainless steel sink and drainer with mixer taps set within granite effect roll edged work surface with tiled splashback. Space and plumbing for washing machine and tumble drier. Space for American style fridge/freezer. Sloping ceiling with exposed roof timbers. Ceramic tiled flooring. Coat hooks. Door to:

BOILER ROOM/CLOAKROOM - WC. Obscure glazed window. Oil fired boiler for hot water and central heating. Fitted shelving. Door to built-in storage cupboard containing pipes and power unit for the photo chromatic panels. Ceramic tiled flooring.



KITCHEN/DINING ROOM - A stunning room with exposed original ceiling beams with triple aspect windows, two to the side and one to the front all with exposed timber lintels above. Glazed French door opening out to the central courtyard with views of open countryside. Half glazed timber stable door to the side. Boxed in radiator. From the dining area stairs rise to the first floor sitting room with a pine balustrade and rail.

The kitchen is superbly presented and has a comprehensive range of solid oak cupboards with drawers and wall units with underneath lighting. Oil fired Aga with tiled surround and a timber lintel and mantle above. Porcelain one-and-a-half bowl sink with mixer taps set within a solid granite work surface and matching granite upstand. Bosch integrated cooker and Bosch integrated microwave. Bosch induction hob with brushed steel splashback. Integrated Bosch dishwasher. Integrated fridge. Central island with built-in storage cupboards and drawers below and breakfast bar.

FIRST FLOOR SITTING ROOM - Magnificent room with high vaulted ceiling, exposed roof trusses and purlins. Velux skylights and dual aspect windows to each side with exposed lintels above. Feature fireplace with exposed stonework under a substantial timber lintel. Wood burning stove set on a tiled hearth. Stripped and sealed floor boards. Boxed in radiators. At one end is a study area.

INNER HALL - From the Reception Hall glazed double doors, with lintel above, open to the Inner Hall with built-in deep cloaks cupboard and fitted shelving. Staircase rising to the first floor with further under stairs storage. Arrow slit window to side and window to the front in stairwell.

BEDROOM 2 - 'L' shaped double bedroom with window to the rear, providing fine countryside views and two arrow slit windows. Half-glazed timber stable door with access to courtyard with exposed timber lintel above. Built-in wardrobes with hanging rails and storage shelves. Door to:



EN-SUITE SHOWER ROOM - Corner shower cubicle fitted with Mira Excel shower. Pedestal wash hand basin with mirror and light above. Electric shaver point. WC. Part tiled walls and ceramic tiled flooring. Double glazed window. Electric extractor fan. Chrome radiator heated towel rail.

BEDROOM 3 - Double bedroom with window and exposed timber lintel and half glazed timber stable door with exposed lintel above, both overlooking the courtyard.

BEDROOM 5/STUDY - Accessed from the inner hall. Glazed French door to the front with matching side panels. Window to the side. Part sloping ceiling with loft hatch with pull down loft ladder to small loft storage area. Under stairs storage area.

FIRST FLOOR LANDING - Part sloping ceiling, part exposed roof trusses. Door to:

BEDROOM 4 - Single bedroom with window to the side. Part sloping ceiling with part exposed roof truss and Velux skylight with fitted blind. Built-in corner wardrobes with lights and hanging shelves and shelving. Door to:

EN-SUITE BATHROOM - Bath with mixer taps, shower attachment and shower screen. Pedestal wash hand basin with mirror and light above. WC. Built-in storage cupboards. Part tiled walls, ceramic tiled flooring. Chrome radiator heated towel rail. Sloping ceiling with part exposed roof truss and Velux skylight. Electric extractor fan.

MASTER BEDROOM - Wonderful double bedroom with part sloping ceilings, part exposed roof trusses and purlins. One Velux skylight with fitted blind. Dual aspect windows to the side and rear looking down to the courtyard and across to open countryside. Built-in wardrobes with solid ash doors and lighting. Corner dressing table and bedside drawer units finished in ash. Door to:



EN-SUITE SHOWER ROOM - Fully tiled. Sloping ceiling and part exposed roof truss and purlin, Velux skylight and built-in shower cubicle fitted with Mira shower. Pedestal wash hand basin with mirror and light above. WC with built-in storage cupboard above. Ceramic tiled flooring. Chrome radiator heated towel rail. Electric extractor fan.

COURTYARD - Attractive west facing stone patio with fabulous countryside views. Remote controlled awning covering approximately half of the courtyard. Outside power points and water supply.

OUTSIDE - Call entry security system. Electrically operated double timber doors opening to a tarmac drive leading straight up to detached double garage and continuing around a central shrub border. A stone pathway leads to the front door and the garden is laid to lawn with beautifully planted shrub borders. Stone patio seating area with Devon bank to one side. Outside courtesy and security lighting. Gravel path to pergola with planted climbers leading to the butterwell with water passing down the butterwell to a holding tank under one of the borders. To the side of the property is a timber wood store and on another side is a delightful stone patio with timber and rope structure with established climbers and raised sleeper planter boxes. Timber framed greenhouse. Outside water taps and power points.

DOUBLE GARAGE - The detached garage has two remotely operated up-and-over doors. Electric power and light with window to one side and a pedestrian side door. Outside cold water tap.

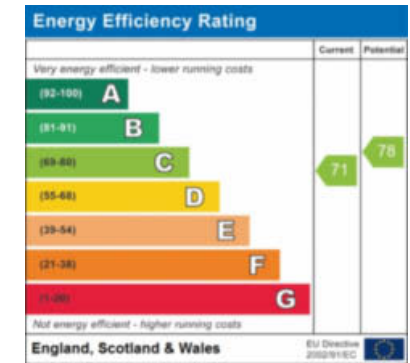
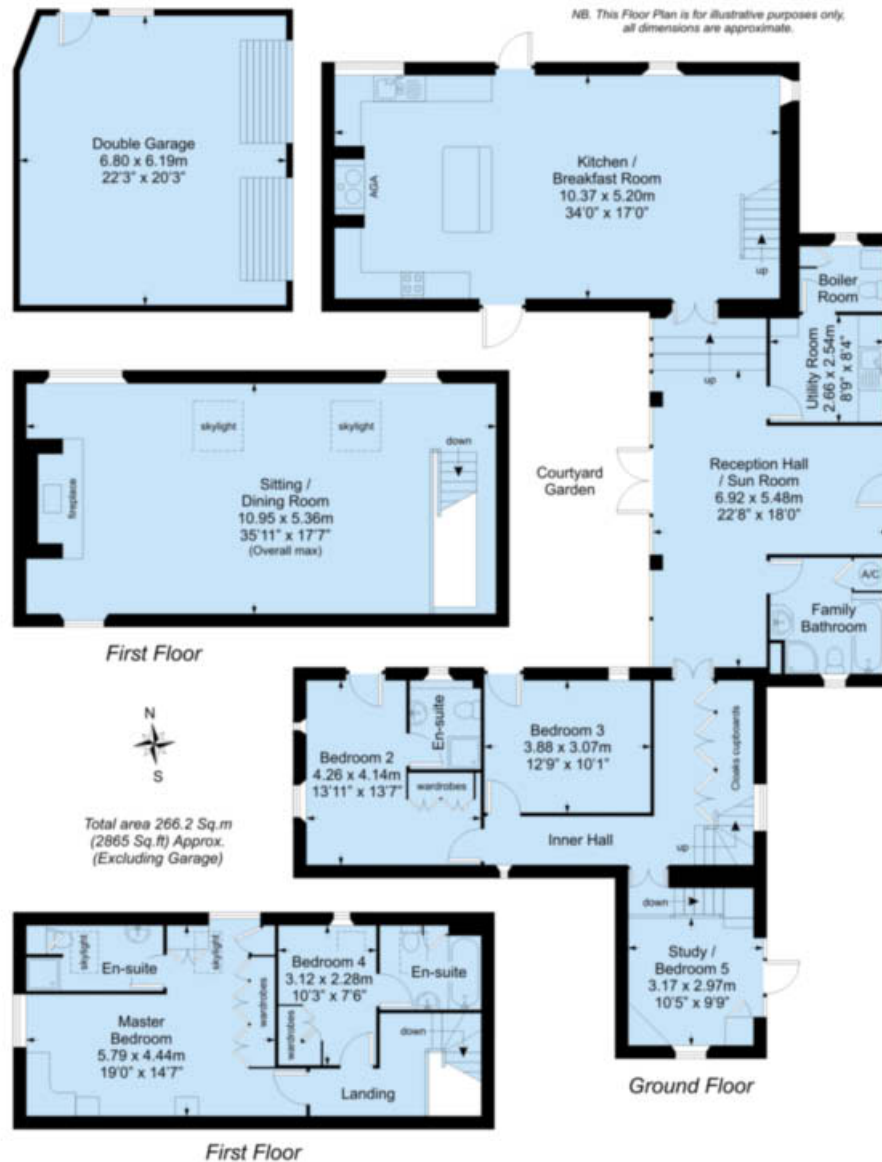
SERVICES - Mains water and electricity. Septic tank drainage. Photo chromatic panels for electricity.

COUNCIL TAX - Currently Band F.

LOCAL AUTHORITY - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. www.south-hams-dc.gov.uk

TENURE - Freehold

VIEWING - Strictly by appointment only through Marchand Petit (Modbury Office) Tel: 01548 831163 - Please contact the office to make an appointment.



DIRECTIONS

From Modbury take the A379 towards Kingsbridge and continue for approximately half a mile. Butterwell Barn will be found on the left hand side, just before the Old Toll House.

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.



Modbury Office

4 Broad Street, Modbury, Devon PL21 0PS

Tel 01548 831163 Email: modbury@marchandpetit.co.uk

www.marchandpetit.co.uk

Marchand Petit
ESTATE AGENTS
www.marchandpetit.co.uk