



**Mayflower Cottage**

RENDELLS

# Mayflower Cottage

21, Galpin Street, Modbury, Devon, PL21 0QA

A characterful 3 bedroom terraced cottage set in an elevated position with far reaching views over Modbury. Substantial gardens and summerhouse. Making this an ideal family home or bolt hole.

- Character features
- Two reception rooms
- Large family bathroom
- Good size gardens
- Home Office/Studio
- Quiet residential area
- Far reaching views

## Guide Price £540,000

Kingsbridge 7.9 miles approx., Bigbury-on Sea 6.3 miles approx., Bantham 7.9 miles approx., Mothecombe 7.3 miles approx., Salcombe 11.6 miles approx., Totnes 13.3 miles approx., Dartmouth 16.9 miles approx., Ivybridge 5.6 miles approx., Exeter 37.5 miles approx., Plymouth 15.2 miles approx., (London Paddington via Ivybridge or Totnes Train Station approx. 2.45 hours).

### Situation

Modbury is a picturesque Georgian town 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 including a Co-op store, butcher, chemist, delicatessen and a number of pubs and gift shops. Other amenities include a primary school, health centre, dentist, hairdressers, veterinary surgery and mobile bank and library. 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 five miles from the A38. Nearby there are fine cliff top and coastal walks, other 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.

### Description

Mayflower Cottage is a superbly renovated three-bedroom period home nestled along one of Modbury's most desirable residential lanes. The Cottage has generous proportions, outstanding outdoor space, dedicated home office and carefully crafted interiors, the property perfectly suits buyers seeking countryside charm paired with modern convenience.





From the moment you step through the stable-style front door, the cottage reveals a warm and inviting interior. Natural textures, calm colour palettes and sympathetic renovation work combine to preserve the building's history while creating an uplifting and contemporary feel. The cottage enjoys a south-facing frontage, filling the main living spaces with natural light throughout the day, while the elevated position at the rear provides beautiful long-range views towards Dartmoor, offering a constant connection to the surrounding countryside.

The main sitting room has good ceiling heights and inset spotlights. A cosy snug/dining room offering versatility and private study area. Three good size bedrooms and an impressive bathroom with large walk-in shower, double ended free standing bath. Taking in views of the garden and towards Dartmoor. Energy efficient spotlights throughout the sitting room and kitchen/diner giving of a subtle soft light.

## Accommodation

A solid wooden and partially glazed stable door opens into an impressive sitting room with inset woodburner with wood effect flooring, useful storage space and understairs cupboard for shoes and boots. Impressive kitchen/breakfast room with vaulted ceiling, Velux windows, inset spotlights, banquette booth style dining with plenty of space for the family. Recently reconditioned mains gas Aga. Integrated dishwasher, one and a half sink and drainer with mixer tap. Views over the rear gardens and towards Dartmoor. Plenty of additional storage and space for fridge/freezer. Good size utility with a range of undercounter and wall mounted units. Sink and mixer tap with a second integrated dishwasher and washing machine. Built-in gas boiler.

Reception Room Two/Dining Room with front aspect, built-in woodburner with plenty of space for a dining table and to create a formal dining room or T.V. snug room. Solid wooden staircase rises to the first floor.

## First Floor

Bedroom One with excellent ceiling heights. Plenty of space for wardrobes and side tables with a front southerly aspect and views over the town. Bedroom Two is of a good size with plenty of space for additional wardrobes and storage. Bedroom Three with front aspect, built-in shelving and clothes rail storage. Smartly refurbished bathroom with free standing bath, hand wash basin, W.C., large heated chrome towel rail. Taking in some splendid views over the rear gardens. Large walk-in shower with monsoon shower head and hand attachment. Built-in shelving. A clever use of space has been adopted throughout the property with useful cupboard and hanging space.

## Gardens and Outside

To the front of the property there is plenty of space for storage bins with a walk way leading to the front door with useful under croft storage (housing the gas meter).

Access to rear gardens with over 40 metres of garden. Glazed door opening into





a useful cupboard storage area/log store. Formal bike storage area. Steps lead up to the lawns and paved area for alfresco dining. Plenty of space for family garden and children's play equipment with level area for a trampoline. Pathway meanders down to a gated entrance to an Orchard Area with two productive apples trees. Useful garden shed. The substantial gardens are in a secluded position with plenty of opportunity for the green fingered.

## Studio

With decking and balustrades leading to double patio doors that open into a superb, fully insulated with double glazing, mains electricity, ideal as a Home Office or crafting space.

## Summary

Mayflower Cottage offers over 40 metres of beautifully established and private gardens. Every room has been thoughtfully finished to a high standard, blending period charm with refined contemporary comfort to create an uplifting, calming ambience throughout. One of the cottage's standout features, and a rarity in this price bracket, is the fully insulated garden studio, offering year-round use as a dedicated home office, creative space or overflow guest accommodation, giving the property a level of flexibility and lifestyle appeal that sets it apart from almost every other home in the area.

## Services

Mains electricity and mains water. Mains gas.

## Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

**Tenure** Freehold.

**Council Tax** Band D.

**Energy Performance Certificate** Energy performance rating D.

## Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

## Directions

A38 Westbound: leave the A38 at Wrangaton (signposted Modbury) and follow A3121 Modbury signs.

A38 Eastbound: leave the A38 at Ivybridge and head towards Ermington, picking up the Modbury signs.

From Plymouth: follow the A379 towards Kingsbridge and you will arrive at Modbury after about 14 miles.

**What3words** ///clashing.shorten.answers

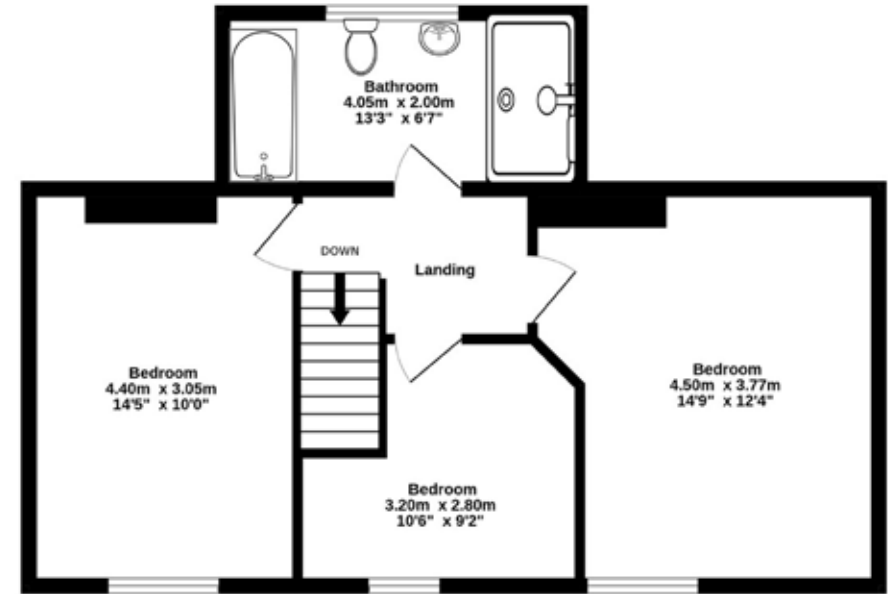


Ground Floor  
58.6 sq.m. (631 sq.ft.) approx.

Garden Room  
13.6 sq.m. (146 sq.ft.) approx.



1st Floor  
50.6 sq.m. (544 sq.ft.) approx.



**TOTAL FLOOR AREA : 122.7 sq.m. (1321 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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>		79
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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