

FRIENDWELLS

gth

MODBURY





Friendwells

Modbury, Ivybridge, Devon, PL21 0TT

Modbury 1.4 miles; Ivybridge 5.4 miles; Plymouth 15 miles

 1
  3
  2
  256.6 sq

A rare opportunity to purchase a secluded smallholding comprising a Woolaway bungalow, range of outbuildings and circa 6.5 acres of land. Nestled within the rolling South Hams countryside, the property enjoys a private setting while being a short distance from the ever-popular market village of Modbury.

Freehold, Guide Price £850,000

OVERVIEW

The intriguing Friendwells sits within circa 6.5 acres of gently sloping land and is currently arranged as a smallholding in a pretty hillside position. Offering vast potential for further re-development, the property could be of interest to the equestrian market or those looking for a project to re-develop both the bungalow and the outbuildings into delightful rural homes (subject to planning permission).

THE BUNGALOW

Friendwells is a detached woollaway bungalow set within its own private gardens offering ample parking located to the rear along with a large garage. The property is well presented throughout and offers spacious accommodation comprising an entrance hallway, dual-aspect sitting room, kitchen/diner, three generously sized bedrooms, bathroom, separate WC and a practical boot room/utility area. The bungalow is fitted with oil-fired central heating and uPVC double glazing throughout and offers great potential for further development of the site, subject to planning permission.

THE LODGE

Accompanying the main bungalow is a static caravan, attractively positioned on the hillside and enjoying its own private garden. This



lodge is included in the sale of Friendswells, offering additional accommodation or potential for extended family use or guest stays.

OUTBUILDINGS

To the rear of the bungalow is a collection of useful outbuildings offering a range of potential uses. Attached to the garage is a single-storey barn, formerly used for housing livestock with the original stalls still in place. Adjoining this is a further store room, providing additional storage or scope for alternative use.

SERVICES & OUTGOINGS

Mains electric, oil-fired heating, private water and drainage are connected to the property.

Council Tax: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE—**Band C**

SITUATION

One of the key features that sets Friendswells apart from similar properties is its exceptional location. While many comparable holdings are typically found in more remote rural areas, this property enjoys the best of both worlds; peace and tranquillity in a countryside setting, yet within walking distance of the picturesque Georgian village of Modbury.

Modbury was named one of the best places to live in 2024 by Muddy Stilettos and is a highly sought-after village nestled in the rolling South Hams countryside. It offers a wealth of local amenities, including independent shops, cafes, restaurants, and essential services, most of which are conveniently located along Broad Street. The village is also home to several well-regarded public houses serving locally sourced food and ales, as well as a health centre and a fully equipped gym.

Regular bus services connect Modbury to Plymouth, Ivybridge, Kingsbridge, and other surrounding towns across the South Hams. For families, the village benefits from a well-regarded pre-school and primary school, with secondary education provided by the highly rated Ivybridge Community College. Additionally, the respected private schools Stover and Blundell’s offer a convenient pick-up service just three miles away at California Cross.

As previously noted, Friendswells also enjoys proximity to the stunning South Devon coastline, with several popular beaches a short drive away.

DIRECTIONS

What3words://///meaning.monument.afternoon

Broadband: FTTP—Standard broadband is available—highest available download speed 23 Mbps, highest available upload speed 1 Mbps. (OfCom).



Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights across the holding, insofar as they are owned, will be included in the freehold sale.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

There are no designated public rights of way over the holding. The property is offered for sale subject to and with the benefit of all matter contained in or referred in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements, and other rights of way whether specifically referred to or not.

DEVELOPMENT UPLIFT CLAUSE

The property will be sold subject to an uplift clause of 20% over a period of 10 years, triggered by the grant of planning permission for any non-agricultural or non-equestrian development.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

8 Erme Court, Leonards Road

Ivybridge, PL21 0SZ

Email: farms.ivybridge@gth.net

Tel: 01752 393737 | Ref: IVY2500074

GREENSLADE TAYLOR HUNT

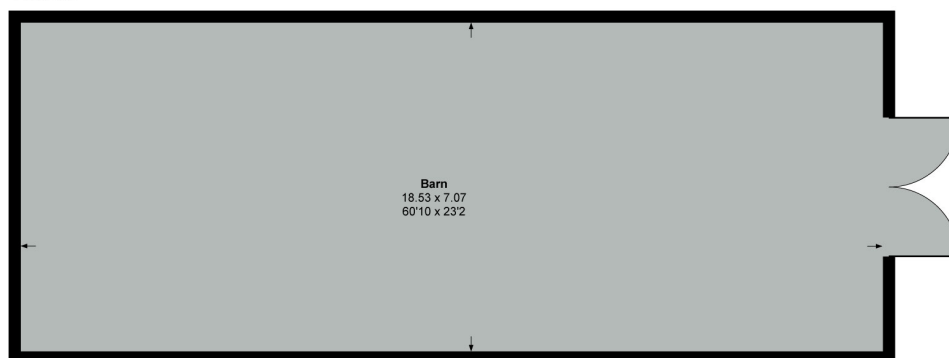
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Friendwells Modbury, PL21

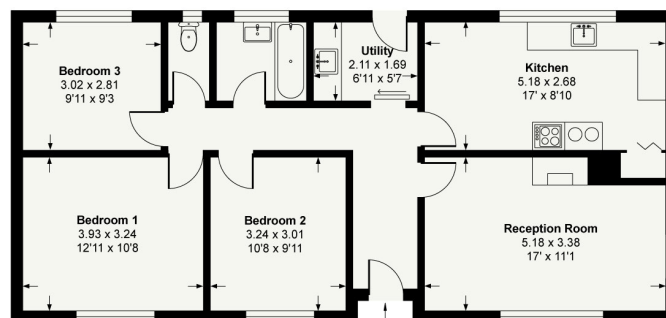
Approximate Gross Internal Area = 84.8 sq m / 913 sq ft
 Approximate Garage Internal Area = 74.2 sq m / 799 sq ft
 Approximate Outbuilding Internal Area = 97.6 sq m / 1051 sq ft
 Approximate Barn Internal Area = 130.9 sq m / 1410 sq ft
 Approximate Annexe Internal Area = 42.8 sq m / 461 sq ft
 Approximate Total Internal Area = 430.3 sq m / 4634 sq ft



Annexe

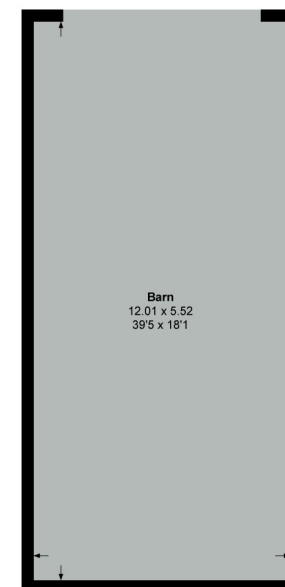
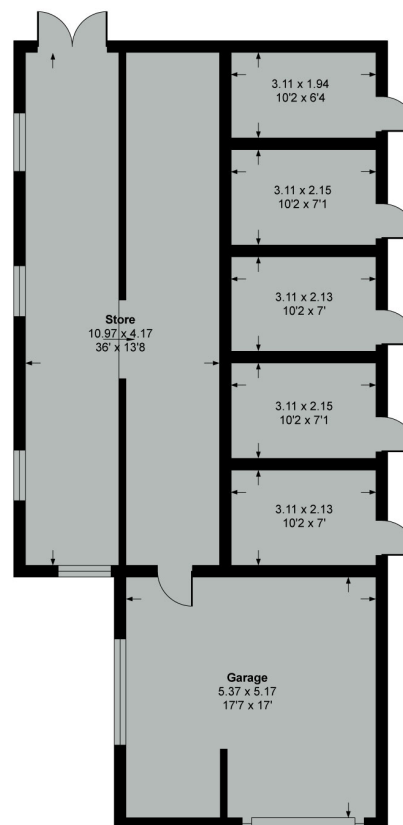


Barn



Ground Floor

IN



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Devon Property Photography



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	7 G	

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



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