

# GATE HOUSE EAST

## COLMER ESTATE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# GATE HOUSE EAST

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## AT A GLANCE

A beautifully presented characterful property, situated within the grounds of the idyllic Colmer Estate with two double bedrooms and allocated parking

## ACCOMODATION

Gate House Cottage East is conveniently located within a stone's throw of the outdoor and indoor pools and is accessed through a most quaint archway. The front door opens into a spacious open plan living/ dining/ kitchen, perfect for entertaining and family gatherings. Upstairs are two good size bedrooms and a family bathroom with modern fitted suite.

## OUTSIDE

Outside, in addition to all of the facilities the site has to offer, the property has its own garden space to the rear of the property, offering a peaceful retreat with a paved seating area, lawn and with a hedgerow offering some privacy. There is an allocated parking space as well as the use of the visitors parking area.

## LOCATION

The Colmer Estate is located approximately 6 miles from the coast to the South and Dartmoor to the North. Within the grounds is a period house which has been divided into 7 separate dwellings, with only one having full residency. The old outbuildings, including a mill, have been converted into 14 holiday homes. The owners have access to excellent communal facilities including two swimming pools (One indoor and one outdoor), tennis court, table tennis, a small gym and a fishing lake which are all within the private estate of 28 acres. Within the grounds there is also the original Victorian walled garden which has play equipment, lawn for picnics and ball games and a games room for older children.





# PROPERTY DETAILS

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## Property Address

Gate House East, Colmer Estate, Modbury, PL21 0SG

## Mileages

Modbury - 3 miles | A38 - 4 miles | Kingsbridge - 5 miles (distances approximate)

## Services

Mains water and electricity. Electric combination boiler. Private drainage via a Klargestar tank.

## EPC Rating

Current - E | Potential - D

## Local Authority

South Hams District Council

## Tenure

Leasehold. 999 year lease from 1998. Service charge of approx. £4,650 per annum. Additional charge of approx. £1,350 per annum (Includes capital fund, sinking fund, communal ground maintenance and water treatment). Water usage invoiced separately.

## Key Features

- Open plan living area & integrated kitchen
- South facing garden
- Two good size bedrooms
- Enclosed private garden
- Indoor & outdoor heated pools
- Allocated parking
- No onward chain

## 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

Leave the A38 at Wrangaton Cross, sign posted Ermington, Yealmpton and Modbury. After about half a mile you will come to a cross roads; go straight over following signs for Loddiswell. After 3 miles you will arrive at California Cross. Turn left just before the garage and the Colmer Estate is 100 yds on your right. Follow the drive and the visitors car park is straight ahead.

## Viewing

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

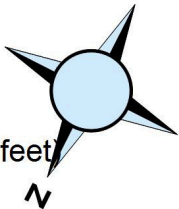


# FLOOR PLAN

634 sq. feet

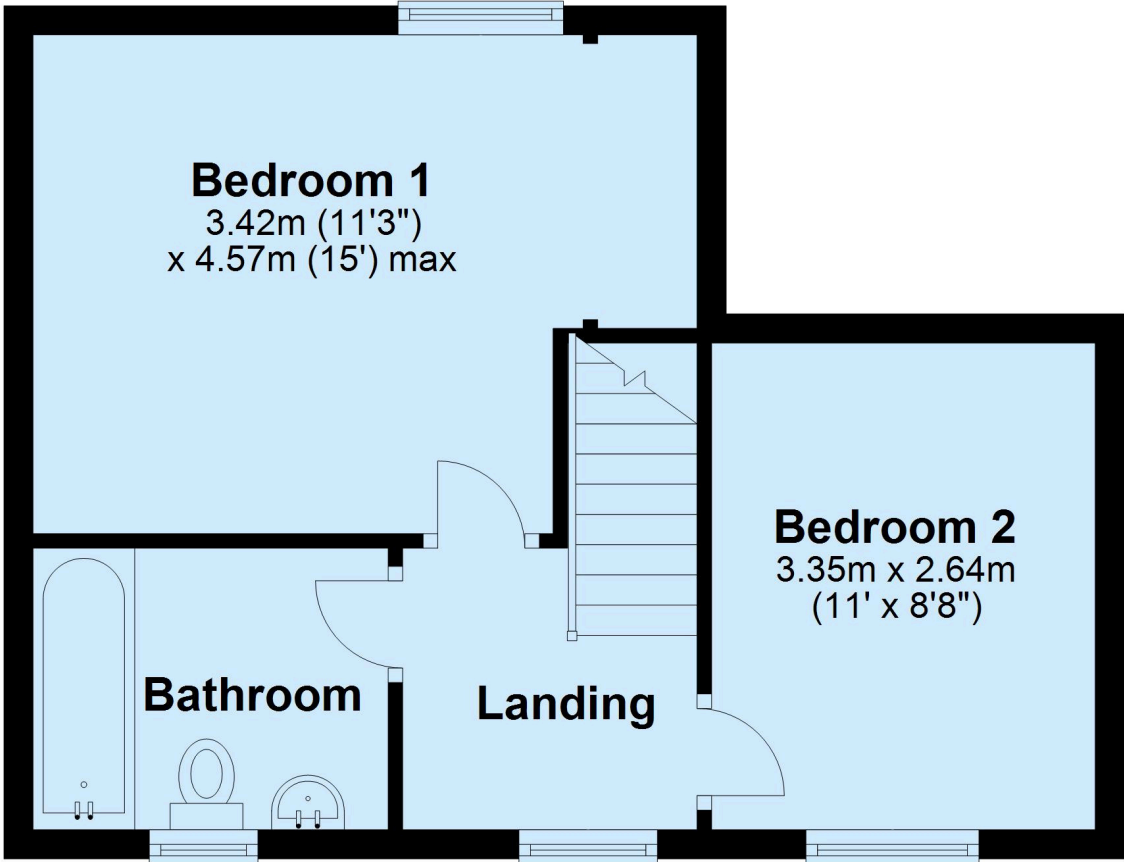
## Ground Floor

Approx. 25.0 sq. metres (269.1 sq. feet)



## First Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



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