



4, De Challon



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The Fallapit Estate, East Allington, TQ9 7AT

Kingsbridge 4 miles, Totnes 10 miles. Dartmouth 11 miles.

A luxurious, contemporary second home/holiday let set within a prestigious country estate with spacious accommodation including three double bedrooms and versatile open plan living spaces.

- Contemporary Property With High Quality Finishes
- Second Home/Holiday Let Only
- Glorious Parkland Setting With Lake
- Open-Plan Kitchen Dining Room
- First Floor Sitting Room With Vaulted Ceiling
- Master Bedroom With Luxurious En-Suite
- Two Further Bedrooms And Shower Room
- Allocated Parking, Guest Parking
- Freehold
- Council Tax Band: Business Rated

Guide Price £500,000

SITUATION

The Fallapit Estate is just on the outskirts of the village of East Allington. The Estate is a unique development that combines an historic 13th Century Manor house with a range of contemporary properties set within a parkland setting of around 18 acres, including superbly managed landscaped grounds, an established lake and decked terrace. The village is approximately a 10-minute walk through the grounds and it benefits from a local pub, church and primary school. The property is also well-placed to visit many local beaches and with an abundance of countryside walks from the doorstep.

It is approximately 4 miles from Kingsbridge which lies at the head of the Kingsbridge Estuary and offers an excellent range of shops, local services and facilities. There is much in the area to satisfy the sports person including a Sports Centre with indoor swimming pool, walking, paddle boarding and trout fishing as well as several excellent golf courses within easy reach. This estuary town is further enhanced by its enviable location and sublime microclimate which enables a wealth of outdoor activities and good living. The town has an excellent range of further facilities which include two supermarkets, a cinema, a leisure centre with indoor swimming, a medical centre and a community hospital, library, schools and churches.

Salcombe, Devon's most southerly point with its beautiful harbour and unspoilt estuary and beaches is approximately 8 miles. The medieval market town of Totnes and the historic port of Dartmouth are approximately 9 miles to the East.

DESCRIPTION

4 De Challon forms part of this unique and desirable development, combining the best of contemporary living with the traditional charm of a private country estate. The property is finished to an exceptionally high standard throughout providing the perfect relaxing retreat. It is being run as a successful holiday let presently, with an excellent seasonal booking record.



ACCOMMODATION

The accommodation has been thoughtfully finished, with a contemporary edge and high-quality finishes throughout. Enjoying glorious views across the grounds towards the lake, this property provides spacious, flexible accommodation with fabulous natural light within a peaceful, serene setting. On the ground floor, there is a large open-plan kitchen dining room, with a door leading out to the terrace which is ideal for alfresco dining. The kitchen is well-equipped with Scavolini units with integrated appliances including a dishwasher, washer dryer, electric oven, gas hob with extractor over, fridge freezer and quartz worksurfaces. There are two double bedrooms on this floor, both benefiting from built-in wardrobes. Alongside is a beautifully appointed family shower room complete with large walk-in shower, basin and WC, heated towel rail and stylish Italian limestone tiles.

On the first floor, there is a generous double-aspect sitting room with fabulous high vaulted ceilings, high quality wooden flooring, feature gas fire and full height windows. Sliding doors open out to Juliette balconies, providing an 'outside-in' feel to enjoy the glorious views of the grounds and lake. The master bedroom has a wonderful en-suite bathroom with bath and hand-held shower, separate walk-in shower, 2 basins and WC, heated towel rail and finished with Italian limestone.

OUTSIDE

The communal grounds comprises mostly of parkland, woodland, paddocks, an orchard and a lake with a decked terrace which is a haven for wildlife and a beautiful place to sit and relax. The grounds are superbly maintained and are fabulous to explore. In addition the property has use of a patio terrace, a private store and an allocated parking space, there are additional visitor parking spaces shared between the estate.

SERVICES

Mains water, electricity and gas. Private drainage- Klargester septic tank for the whole Estate. Underfloor heating. Standard broadband available at this location. Mobile coverage from 02, Vodafone and Three. (Ofcom)

TENURE

Freehold. The current service charge is £2000 per annum.

LOCAL AUTHORITY

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

VIEWING ARRANGMENTS

Strictly by appointment please through our Kingsbridge branch.

DIRECTIONS

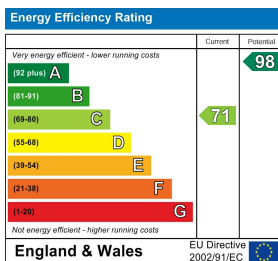
From Kingsbridge proceed on the A381 towards Totnes, drive through The Mounts then turn right towards Fallapit. Continue along the lane take the first turning on the left and continue straight down the lane and through the Estate gates. Upon entering Fallapit Estate the visitors parking will be found on the right hand side and the property is a little further on on the right hand side.

AGENTS NOTE

This property cannot be used as a primary residence or a main home, it is restricted to second home/holiday let use only, although there are no restrictions to occupancy throughout the year. Furniture is available by separate negotiation, as are all items of equipment and soft furnishings, allowing an immediate 'turn-key' holiday let if required.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



1 The Promenade, Kingsbridge, TQ7 1JD

kingsbridge@stags.co.uk

01548 853131

Approximate Gross Internal Area = 124.30 sq m / 1338 sq ft

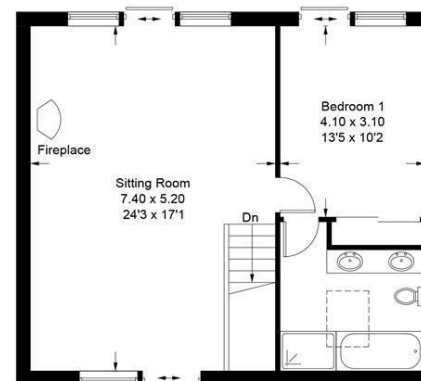


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1116877)



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