



2 Fallapit House, Fallapit Estate

East Allington, Totnes, Devon TQ9 7AT

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





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This is an elegant 2-bedroom apartment situated in the beautifully restored Fallapit House set in fabulous woods and parkland of about 22 acres.

The property is approached through an imposing entrance door into a wonderful reception hall with white panelled walls, slate flooring, and the grand communal staircase.

The beautifully presented accommodation comprises spacious entrance hall with cloaks cupboard, two double bedrooms, one with built-in wardrobes and one with en-suite facilities. Both the fully tiled en-suite and separate shower room are well appointed, with high quality finishes, wall-mounted mirrored cabinets and spotlights. The Kitchen, designed by the Italian company Scavolini is beautifully laid out and finished to an extremely high standard, with floor to ceiling units and integrated appliances. At the far end is a built-in cupboard and dining area in front of the French doors which open out to the private patio seating area. Completing the accommodation is the stunning sitting room, with high ceiling, ceiling rose, decorative fireplace with slate hearth, windows to the front allowing you to enjoy the views over the grounds and bay window with views to the side.

The apartment also benefits from allocated parking and has its own private paved patio with access gate and an allocated store situated in the central courtyard. There is also a dedicated communal storage area, boat park and reserved parking.

The Fallapit Estate extends to approximately 22 acres comprising parkland, woodland, gardens, lake, and decked terrace seating area. The historic main house, a magnificent Grade II listed property was converted into elegant apartments, and the original outbuildings have been converted together with some new build properties all complementing the original house and offering superb holiday homes.

KEY FEATURES

- Beautifully presented ground floor apartment
- Charming period features and high ceilings
- Elegant sitting room with views of the grounds
- Superb contemporary kitchen
- Two double bedrooms
- Private patio seating area
- Allocated parking and visitor parking
- Delightful communal grounds

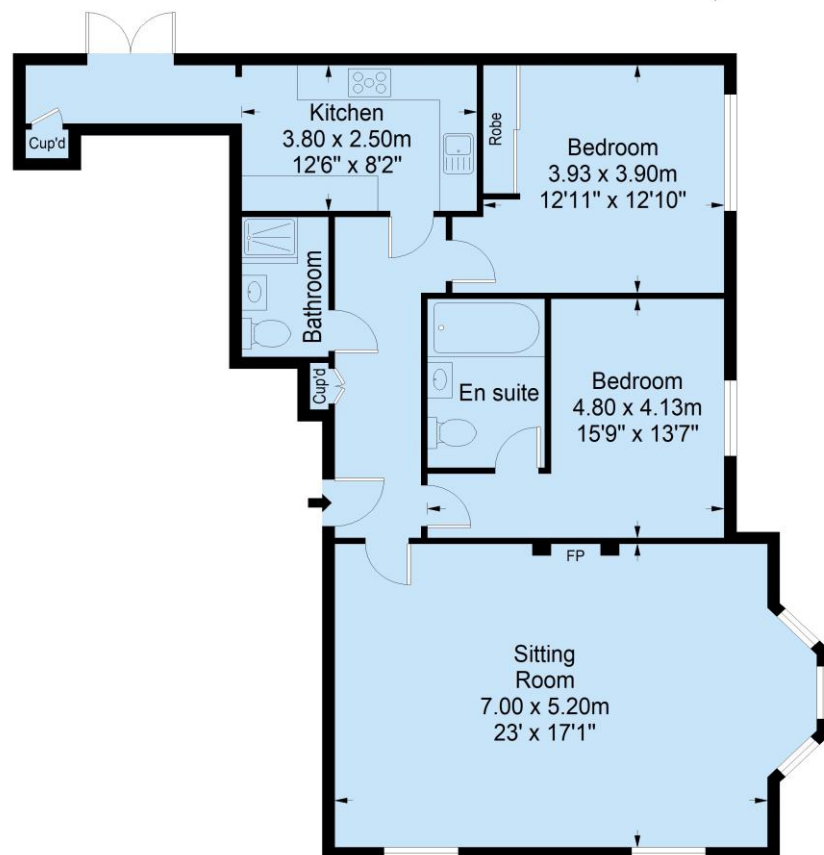
BEDS 2 | BATHS 2 | RECEPTS 1 | EPC - C | COUNCIL TAX - E

MAINTENANCE/SERVICE CHARGES

Estate management fees are approximately £2,000 per annum for the upkeep of the grounds, landscaping, gardening, trees, lake.

Plus approximately £1,900 paid yearly in two instalments for upkeep of the house including insurance, cleaning of windows, carpets, communal areas.

NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.



Total area 103.21 Sq.m
(1111 Sq.ft) Approx.



DIRECTIONS - From Kingsbridge take the A381 Totnes Road. After driving through The Mounts, take the first turn right signed for Fallapit, then take the first left signed Fallapit. Upon entering the gates to the Fallapit Estate, you'll see the visitor parking on the right-hand side, Fallapit House will be found at the end of the drive.

SERVICES - Mains electricity, gas and water. Gas fired boiler. Underfloor heating. Private drainage.

TENURE - The property is leasehold. 999 years from January 2008.

VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

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.

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