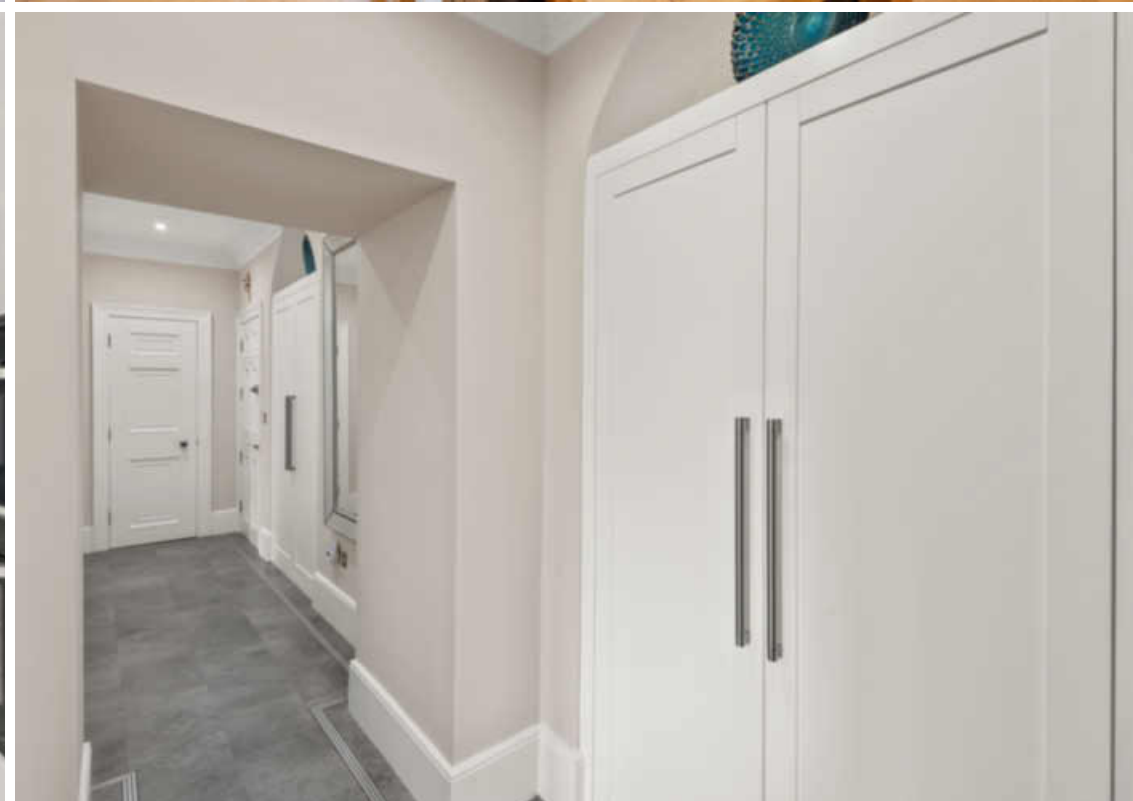


6 Fallapit House, East Allington, TQ9 7AT







A stunning three bedroom penthouse apartment in immaculate condition in the striking Fallapit House with parking and use of nearly 20 acres of private gardens and woodland.

- **Converted country house**
- **Grade II listed**
- **Immaculately presented**
- **Beautiful communal gardens**
- **Private lake**
- **Three double bedrooms**
- **Superb panoramic outlook**
- **Large private estate**
- **Stylish modern kitchen**
- **Extensive storage options**
- **On-site parking**

6 Fallapit House East Allington, TQ9 7AT

Fallapit House is a handsome Grade II listed building on the Fallapit Estate near to East Allington in the South Hams in Devon. With a rich history dating from the Thirteenth Century, Fallapit House was more recently converted into an exquisite collection of eight residential apartments. Enjoying the use of circa. 20 acres of private parkland the estate is immaculate and offers privacy and seclusion amongst the beautiful Devon countryside.

6 Fallapit House is arranged over the first and second floors and occupies a prominent position at the front of the building and therefore benefits from superb panoramic views across the grounds and the private lake. Fallapit House is well-maintained and has many of its original features, it is approached from a private road which leads to the estate and the house offers visitor parking with Apartment 6 benefitting from an allocated parking space.

Presented to a very high standard, the property has been renovated extensively and is immaculate throughout. The bespoke Wren kitchen comes with integrated Neff appliances, including a five ring induction hob and wifi controlled extractor fan, quartz worktops, separate full-length fridge and freezer, two pantrys and two AEG washer/dryers. The kitchen also includes tasteful Karndean flooring and underfloor heating.

The property offers generous proportions throughout with an attractive living room with lovely views, oak flooring, a charming window seat and plenty of space for dining. The three double bedrooms all have spectacular views and are located on the second (top) floor with the South facing main bedroom benefitting from a contemporary en-suite bathroom with double shower and underfloor heating. The main bedroom and second bedroom, positioned at either end of the property, have bespoke fitted wardrobes and storage space, with space for a 40 inch TV, with all of the bedrooms featuring tasteful shutters. A stylish family bathroom can be found on the second floor with an additional WC downstairs. The hallway and landing are elegantly decorated and offer further storage options with several further cupboards discreetly positioned throughout the apartment.

62 Fore Street, Kingsbridge, Devon, TQ7 1PP
Telephone 01548 857474
kingsbridge@luscombemaye.com
www.luscombemaye.com

h checom ONLY

6 Fallapit House, East Allington

Approximate Gross Internal Floor Area = 170.2 sq m / 1833 sq ft

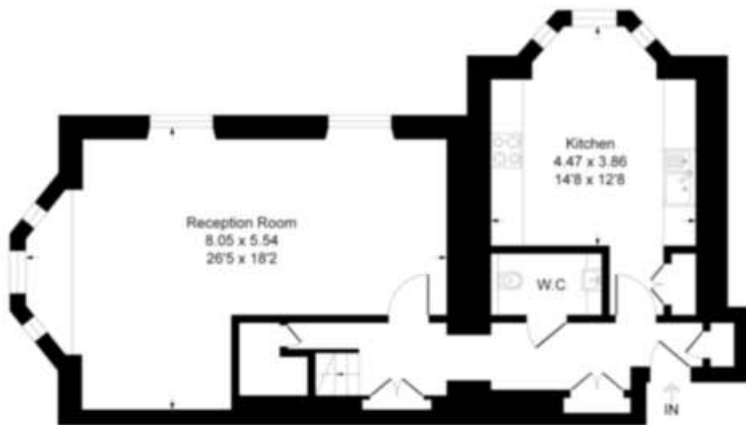
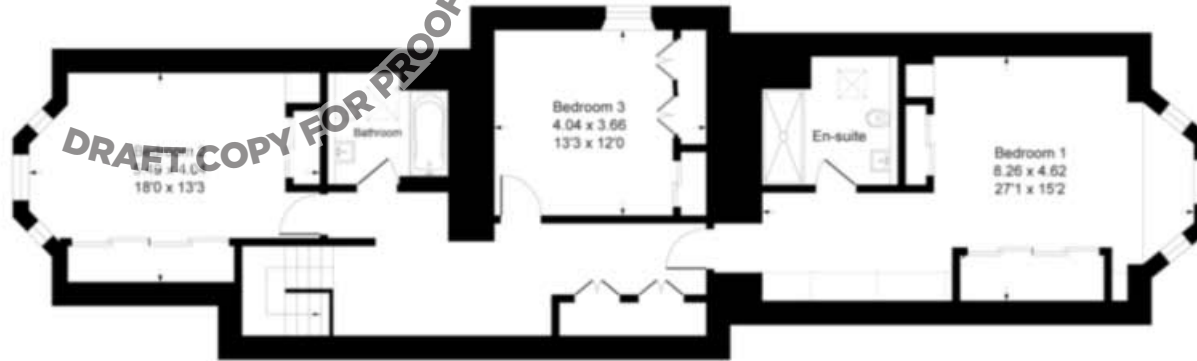


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electric, gas, water and drainage.

COUNCIL TAX

The property is in Council Tax Band G

TENURE

Leasehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 857474.

DIRECTIONS

From Kingsbridge take the A381 Totnes road. After driving through The Mounts take the right turn signed for Fallapit and then take the first left hand turn. Upon entering the Fallapit Estate gates, visitor parking can be found on the right-hand side and Fallapit House will be found at the end of the drive.



Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.