

Apartment 1, Flete House, Ermington, South Devon, PL21 9NX

Luscombe Maye   
Country Homes











## Apartment 1, Flete House Ermington, South Devon

Apartment 1 is a handsome, spacious and impeccably appointed two bedroom apartment conveniently located on the ground floor of the historic Grade I Listed Flete House. Entered via the intricately carved wooden door, one finds oneself within the superior drawing room with its impressive granite fireplace providing a real focal point for this truly beautiful room. The original granite mullion leaded light windows allow the light to flood in and afford beautiful views over the stately Grade II listed gardens. Moving through to the inner hallway which provides access to a separate former servants internal entrance and staircase which now provides useful storage space and further leads through to the remaining accommodation including a modern kitchen with integrated appliances, granite worksurfaces and sophisticated lighting. Both double bedrooms are of generous proportions and benefit from en-suite bathrooms, the principal suite having a separate walk in shower and a dual aspect allowing for views out into the private walled garden with its variety of colourful plants including roses, clematis and hydrangeas.

Being on the ground floor, pets are permitted in this apartment.

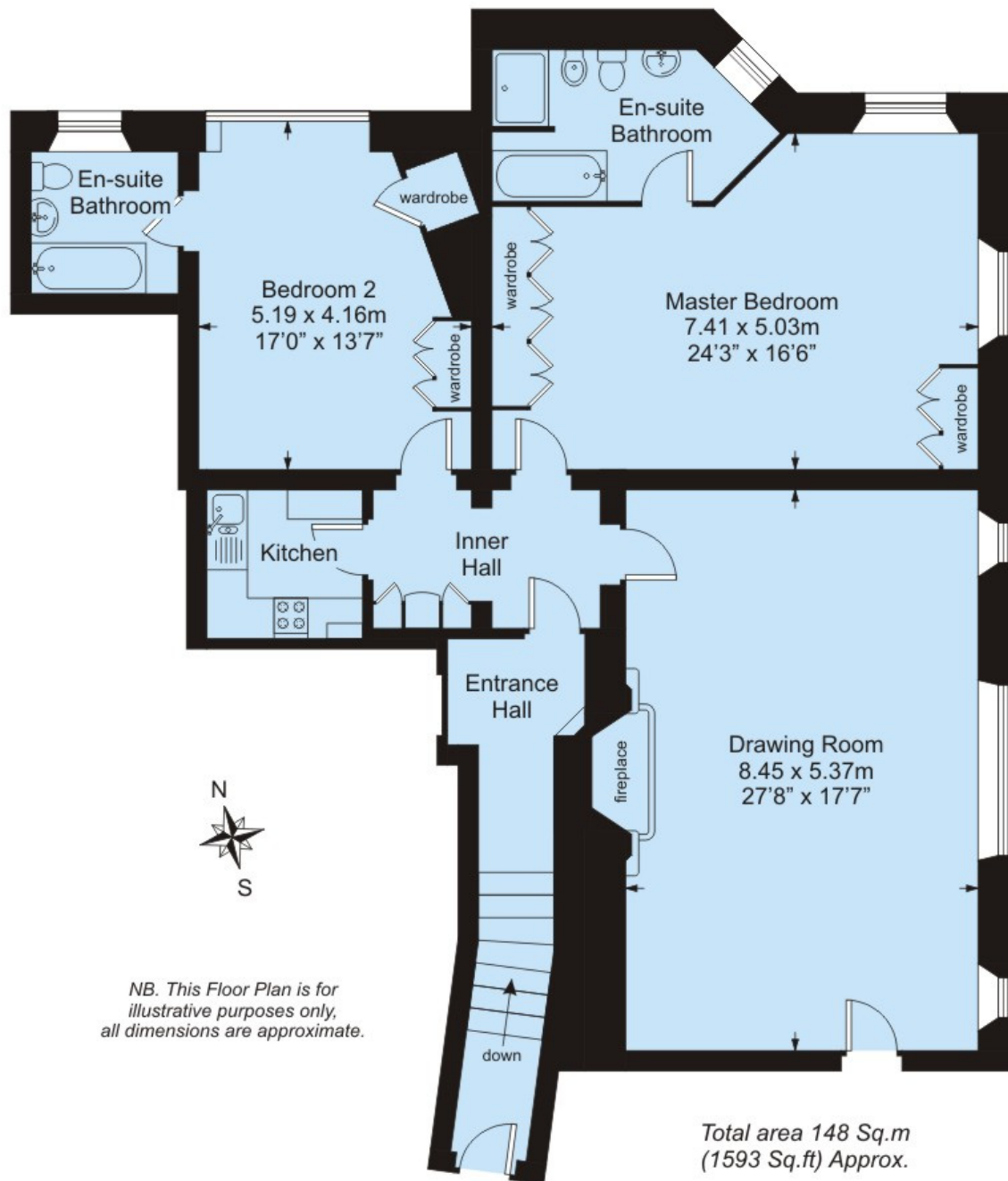
The owners of the apartments at Flete House have unlimited access to the stately rooms within the main building including the dining room, drawing room, billiard room and the magnificent and well stocked library with its four Burne-Jones windows. A hard-surfaced tennis court, croquet lawn, Italianate and water gardens and grounds extending over twelve acres are tended for your enjoyment by the skilled ground staff.

Please see our dedicated Flete House brochure for more information on the facilities and lifestyle opportunities available at this unique and historic property.

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**A stunning two bedroom ground floor apartment of some 1500 sq ft located within the beautiful and historic Grade I Listed Flete House and benefiting from its own private walled garden.**

- **Elegant 2 Bedroom Apartment**
- **Situated on The Ground Floor**
- **Private Walled Garden**
- **Stunning Location**
- **Beautiful Gardens & Grounds**
- **Tennis Court & Croquet Lawn**
- **Grand Shared Spaces**
- **24 Hour Staff Presence**
- **Unique Lifestyle Opportunity**
- **Exclusively for the Over 55's**
- **Pets Permitted**



#### SERVICES

The apartments are served by central heating, mains water and electricity, the cost of which is included within the service charge.

#### COUNCIL TAX

The property is in Council Tax Band F

#### TENURE

Leasehold with a 99 year lease from 2004

#### 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 830831

#### DIRECTIONS

From Luscombe Maye's office in Modbury, take the A379 towards Plymouth, for about two miles; just after crossing the Erme at Sequers Bridge, the entrance to Flete House will be seen on the left hand side. Turn in between the fine stone gateposts and follow the road through the park and up hill, through another grand stone entrance into the large car park for residents and visitors.



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.