





# Flete House, Ermington, South Devon, PL21 9NX

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Beach at Mothecombe 4 miles - Plymouth 10 miles - Exeter 36 miles

Unique and elegant apartments in a magnificent and historic Devonshire mansion set in 12 acres of landscaped gardens. Situated in a river valley at the heart of an Area of Outstanding Natural Beauty. Exclusively for the over 55s.



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## THE HOUSE

The magnificent House is set in unspoilt rolling parkland punctuated by magnificent oaks and other centuries old trees, overlooking the beautiful Erme Valley, with the tranquil river meandering towards the estuary a couple of miles downstream.

From the terraces there are breathtaking views towards Ermington and Dartmoor. This splendid house was the family seat of the Mildmays and the earliest parts date back to Elizabethan times. In the 1870s the house was greatly enlarged by Norman Shaw.

Set in 12 acres of landscaped grounds, the house and stables have been impeccably restored and refurbished and now comprise 29 exclusive self-contained apartments. Flete House is designed for a relaxed lifestyle in a stylish and tranquil environment. The apartments may be used as a main home or a 'lock up and leave' home for those who travel, or perhaps have another residence abroad.

## THE SETTING

Set deep in the beautiful South Hams, a couple of miles away from the picturesque Georgian town of Modbury, with the vibrant waterfront city of Plymouth just ten miles to the west.



## STUNNING GARDENS & GROUNDS

Flete House has truly stunning gardens and grounds which include an all weather tennis court, croquet lawn, Italian garden, water garden and parkland. There are a number of terraces suitable for quiet contemplation or even al fresco dining. Owners can enjoy gentle walks through the grounds and perhaps a picnic at one of the vantage points enjoying panoramic views over the beautiful countryside.

## ACCESS TO FLETE ESTATE

Application can be made to the Flete Estate Office to walk along eight miles of private carriage drives, through woods and fields and access the beach at Mothecombe.



#### BILLIARD ROOM

A very large and impressive room with a full size billiard/snooker table at its centre. Yoga classes are held here, and also concerts and carol services.

#### TENNIS COURT

Available all year round.

#### CROQUET LAWN

In the summer the lawn is prepared for croquet, and residents enjoy an annual competition, fuelled by Pimms.

#### PARKING

There is allocated parking for the apartments to the front of the main house together with ample visitor parking.

#### THE STATE ROOMS

In addition to your apartment, owners are encouraged to make use of the following beautiful and grand reception rooms.

#### DINING ROOM

Wood panelled with an impressive granite fireplace and panelled ceiling. Windows offer views onto the huge trees in the driveway and also across the gardens at the rear.

#### DRAWING ROOM

With magnificent plaster ceiling and beautiful fireplace, this is a light, uplifting room and is a lovely place to meet other residents or friends and family for coffee after lunch or on other social occasions.

#### LIBRARY

Stunning panelled room with book lined walls. There is a spectacular carved marble fireplace with four stained glass windows by Burne Jones. The bookcases have interesting carvings with individual small faces. It is a quiet place to relax in the leather armchairs for a read, do a jigsaw or play chess. It is also used for social events.



#### STAFFING AND SECURITY

Flete House is attended by staff 24 hours a day, seven days a week. Your security and peace of mind are assured by the presence of courteous and helpful Audley Flete Management staff.

#### THE GUEST SUITE

For a small charge, this suite can be used for family and friends who may wish to visit.

#### SERVICE & MAINTENANCE CHARGES

The current service and maintenance charge is £1482.91 per calendar month. This charge is made up of costs common to all the apartments such as buildings insurance, maintenance, gardening staff, cleaning staff, 24 hour security and 'concierge' staffing, window cleaning etc.

Each apartment also has access to a 24 hour emergency call button and recycling and refuse is collected daily from each apartment.

In addition to all this, most of the utility bills are included, such as, electricity, lighting, central heating, water and drainage. Apartment owners are responsible for telephone and council tax charges.

A reserve fund contribution is payable upon re-sale. Please contact us for more information.



"FLETE IS PROBABLY IN THE FINEST  
SITUATION IN DEVONSHIRE"

So wrote Richard Polwhele, the Cornish  
poet and historian in 1797.





#### **SERVICES**

Apartments are served by central heating, mains water, drainage and electricity.

#### **COUNCIL TAX**

Owners are responsible for Council Tax charges.

#### **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 private driveway through the park and up hill, through another grand stone entrance into the large car park for residents and visitors.

