







## Apartment 12 a

**Flete House, Ermington, PL21 9NX**

### APARTMENT 12A

Located on the first floor of the main house this light and spacious apartment is blessed with stunning views from all of the rooms. A large kitchen/dining room boasts magnificent views of the surrounding countryside to Dartmoor beyond from the granite mullion window. The drawing room offers views over the grounds and the Erme Valley. Period features abound throughout with ornate ceiling coving and original wood panelling as well as window seats below the mullion windows providing the perfect place to sit and take in the wonderful vistas. The apartment further offers a study, two double bedrooms and a bathroom with bath and separate shower. A unique feature of this property is its independent guest bedroom with en-suite bathroom providing the ideal space for visitors or indeed to use as a study or work room. Whilst the apartment is located on the first floor, there is a lift from the ground floor entrance as well as the main staircase.

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" stained glass windows. A hard surfaced tennis court, croquet lawn, Italianate and water gardens and grounds extending to some 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 spacious three bedroom apartment enjoying glorious far reaching views, situated within the historic Grade I listed Flete House. Council tax band E. EPC not required. Exclusively for the over 55's.

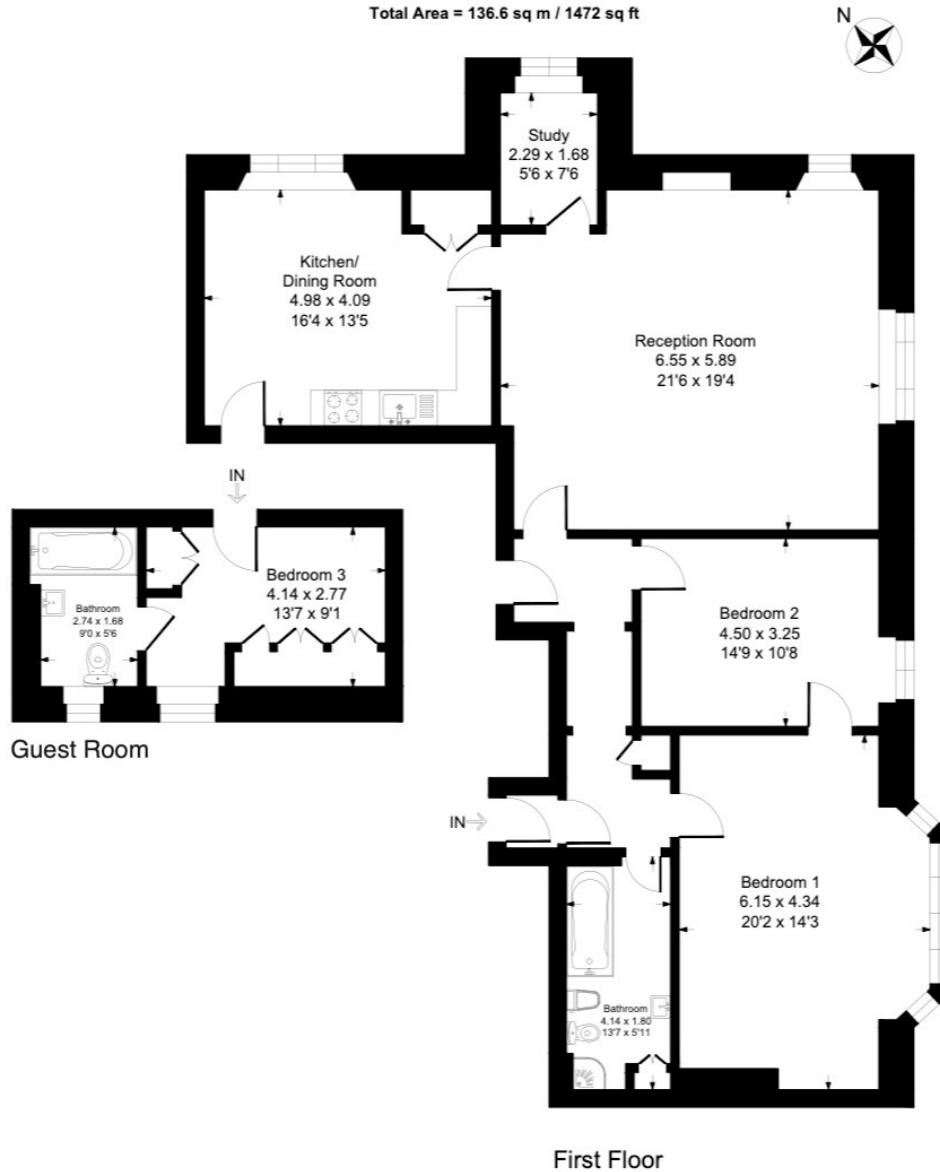
- **Spacious Apartment**
- **Private and Exclusive Location**
- **Residents & Visitors Parking**
- **Set in 12 acres of Landscaped Gardens**
- **Outstanding Panoramic Views**
- **Walking Distance to Mothecombe Beach**
- **Friendly, Helpful 24 hour Staff Presence**
- **Independent Visitors Suite**

## Apartment 12A, Flete House, Ermington, PL21 9NX

Approximate Gross Internal Floor Area = 120.1 sq m / 1294 sq ft

Annexe Area = 16.5 sq m / 178 sq ft

Total Area = 136.6 sq m / 1472 sq ft



### SERVICES

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

### COUNCIL TAX

The property is in Council Tax Band E

### TENURE

Leasehold with a 99 year lease from 2004. The lease is currently being extended and is at an advanced stage. The property will be sold with a new 125 year lease, the premium for which will be borne by the current owner.

### 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 and turn right to park in the visitors parking area.



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