







An elegant and beautifully appointed two bedroom apartment, set within a Grade I Listed, magnificent Devonshire Mansion and enjoying a southerly aspect with views over the manicured gardens and grounds.

- **Spacious & Elegant First Floor Apartment**
- **Beautifully Appointed Throughout**
- **Panoramic Views Over the Grounds**
- **Private and Exclusive Location**
- **Beautiful Countryside Walks**
- **Exclusively for the over 55's**

Apartment 12

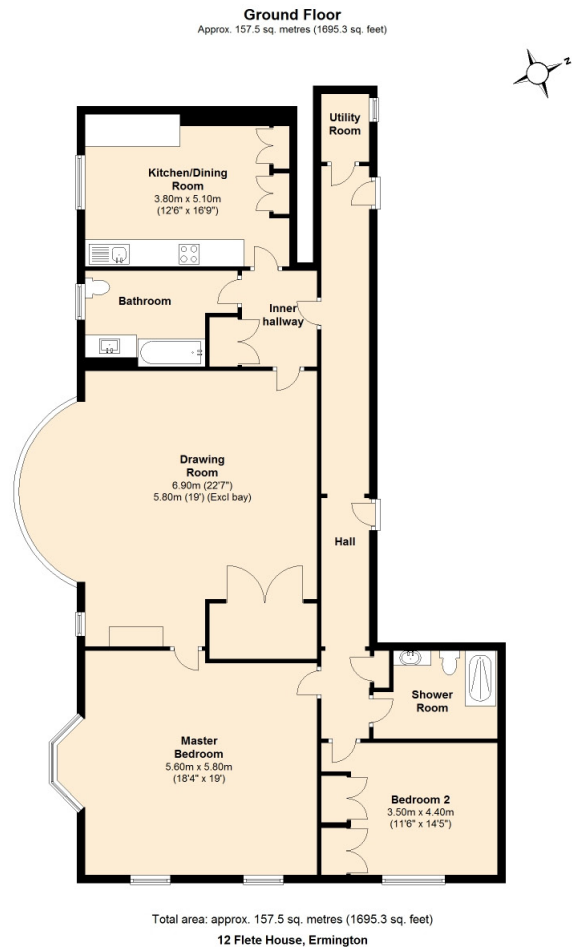
Flete House, Ermington, PL21 9NX

Apartment 12 (The Mildmay Suite) is spacious, light and impeccably appointed with high ceilings and a wealth of period features and enjoys a wonderful southerly aspect. Once two apartments and now converted into one, the accommodation flows beautifully and has glorious views over the manicured grounds. Upon entering the apartment, the impressive hallway with its original wooden panelling gives access to the principal rooms. The large drawing room is bright and sunny with granite mullion leaded south facing bay windows, giving uninterrupted views across the beautiful gardens. Partial wooden panelling, an elaborate ceiling, decorative coving and a period fireplace accommodating an electric fire makes for a very elegant room. The room that could be used as the master bedroom is currently used as a study and second drawing room, but could easily revert back to an elegant master bedroom. The room is wonderfully spacious with part wooden panelling, decorative coved ceiling and double aspect windows with views across the tennis court, croquet lawn and grounds. Aside from the wonderful views across the grounds, the other focal point is an ornate period wood surround fireplace housing an electric fire making this a very restful room. The second bedroom, currently used as the master bedroom has part wooden panelled walls, wooden shutters and fitted wardrobes and enjoys views across the grounds and catches the morning sun. An inner lobby with a cloaks cupboard and storage above leads to the spacious fully fitted kitchen/dining room with a comprehensive range of floor and base units. Integrated appliances include a Bosch induction hob, Bosch eye-level oven and microwave, large fridge and sink unit. Two fitted cupboards, one housing a pantry and one for storage. A window seat to the rear offers a perfect spot to sit and enjoy the views. The bathroom comprises of bath with shower over, wash hand basin set in a vanity unit, heated towel rail and wc. From the entrance hall are further doors leading to a well-appointed shower room with shower cubicle, wash hand basin set in a vanity unit, heated towel rail, WC and two wall units. In the hall is a large airing cupboard with tumble drier. A utility room has space and plumbing for a washing machine and space for a freezer.



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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 F

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. Please contact the agent for further information.

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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