



Luscombe Maye

Since 1873

Flete House, Ermington, South Devon

2 2 1



Apartment 15 is a bright and spacious property with high ceilings, period features, and a lovely southerly aspect, complemented by a stone walled balcony. Originally two apartments, it has been converted into one, creating a seamless flow between the rooms and offering stunning views over the beautifully maintained grounds.

The large drawing room is flooded with natural light, thanks to the south-facing granite mullion leaded windows and double doors that open onto the balcony, providing uninterrupted views of the gardens. The room also includes partial wooden panelling, decorative coving and plenty of storage.

An inner lobby with a cloaks cupboard and extra storage, leads to the fully fitted kitchen/dining room. The kitchen offers a comprehensive range of floor and wall mounted units, along with integrated appliances, including a double oven, hob and fridge/freezer. Two large fitted cupboards provide additional storage.

The master bedroom is generously sized, featuring part wooden panelling, fitted wardrobe cupboards, a coved ceiling and double aspect windows with views of the tennis court, croquet lawn and grounds. The second bedroom, currently used as a study and guest room, also includes part wooden panelling, fitted wardrobes and window seats with views down to the river Erme, catching the morning sun.

The main bathroom is a beautifully light and spacious room, featuring a bath with an antique-style mixer tap and cradle shower, a wash hand basin set in a vanity unit, a heated towel rail, WC and fitted linen cupboards. There is also a well-appointed second bathroom, accessed from the hallway, with a panel-enclosed bath with shower over, wash hand basin in a vanity unit, heated towel rail and WC.

Additionally, the property includes a very useful utility room with space and plumbing for a washing machine, as well as extra storage.



15, Flete House, Flete, Ivybridge, PL21 9NX

Approximate Gross Internal Floor Area = 153.2 sq m / 1650 sq ft

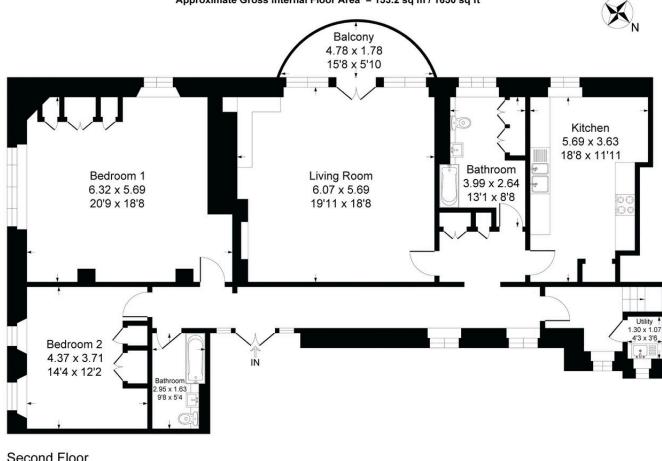


Illustration for identification purposes only, measurements are approximate, not to scale.

- Stone walled balcony with southerly aspect
- Light & Spacious drawing room
- Two double bedrooms & two bathrooms
- 十二 acres of manicured gardens and grounds
- Utility Room
- Private and Exclusive Location
- Beautiful countryside walks & nearby beaches
- Exclusively for the over 55's



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.