



Luscombe Maye  
Since 1873



# Flete House, Ermington, PL21 9NX

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One of the most charming among the 23 apartments in the main house, this lovely residence enjoys a particularly desirable position near the side entrance—making it one of the few where a dog is welcome. Beautifully spacious and filled with natural light, the apartment offers a peaceful and convenient retreat. On the ground floor, the generous sitting/dining room features elegant panelled walls and classic parquet flooring, matched upstairs by a similarly well-proportioned bedroom on the first floor. Both rooms are designed with timeless character and comfort in mind. Framed by granite mullion windows with beautiful oak shutters, the views across the estate are truly exceptional—inviting the outside in and enhancing the tranquil atmosphere of this special home.

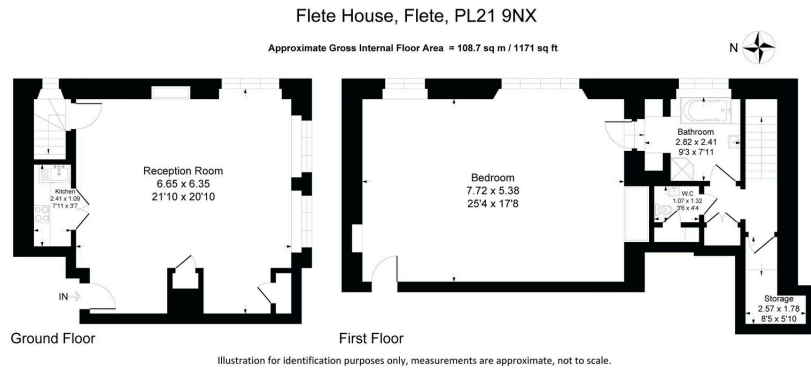
Apartment Two offers 108.7 sq m (1,171 sq ft) of elegant living space with the convenience of access via both the terrace entrance and main entrance. The spacious sitting/dining room features oak panelled walls, a magnificent Tudor-style plaster ceiling and granite mullion windows offering stunning south-east and south-west views across the gardens and countryside. The room includes oak parquet flooring, deep window seats with heating beneath, built-in storage and a striking granite fireplace (decorative only).

An archway leads to a compact kitchenette with fitted units, integrated appliances and recessed lighting. From the sitting room, a panelled door opens to a staircase with a charming stone window, leading to the first floor where a landing accesses storage cupboards and a linen closet. The bathroom includes a panelled bath, corner shower, washbasin and separate WC. A cupboard houses the washer/dryer.

The grand bedroom features oak panelled walls and ceiling, herringbone parquet flooring and large granite mullion windows with window seats below. The views stretch across camellia gardens, the tennis court, the River Erme and surrounding woodland. A second entrance leads out to the corridor for added convenience.







- Charming apartment within the main house
- Compact kitchenette with integrated appliances
- Bathroom with bath, shower, WC and washer/dryer
- Access to stately rooms: dining room, drawing room, library and more
- Beautiful countryside walks & nearby beaches
- Large sitting/dining room with oak panelling and parquet flooring
- Spacious bedroom with panelled walls and garden views
- Granite mullion windows with stunning countryside views
- Private and exclusive location
- Exclusively for the over 55's

