



Luscombe Maye
Since 1873

Flete House, Ermington, PL21 9NX

Guide Price £450,000

3 2 1



This elegant and spacious first floor apartment, offers exceptional versatility and charm. It features standout elements such as a private roof garden and a striking atrium that fills the living space with natural light.

Accessed via a sweeping staircase from the communal entrance, the apartment opens into a generous hallway with granite mullion windows, a coved ceiling, loft access and ample built-in storage. A modern kitchen, finished with cream units, wood-effect worktops and integrated appliances, including a fridge/freezer, dishwasher, washing machine, oven and hob, enjoys garden views through shuttered windows.

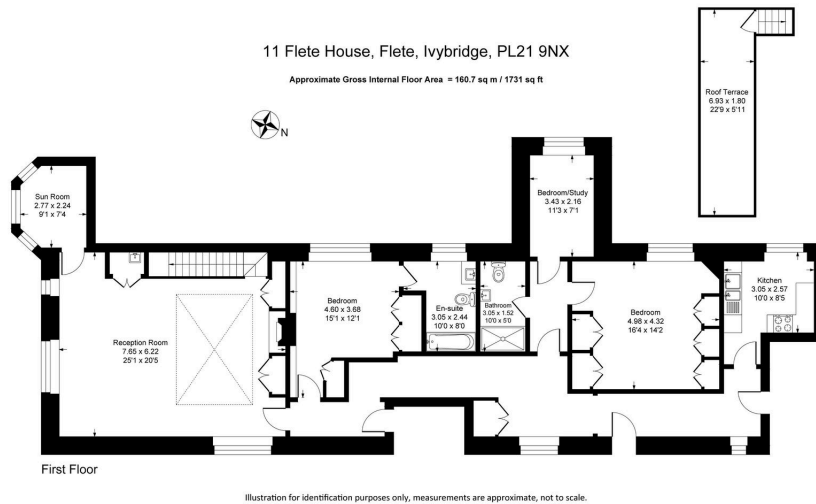
A separate inner hallway leads to two of the bedrooms and a bathroom, offering an ideal guest suite layout. The second bedroom is a bright and spacious double with bespoke floor-to-ceiling wardrobes and views over the gardens. The third is a single room with a side-facing granite window. The main bathroom is fully tiled and features a walk-in shower, vanity basin, WC, extractor fan, and illuminated mirrors with a shaver point.

The principal bedroom is another generous double, also with bespoke wardrobes, original decorative wood panelling and garden views. Its en-suite bathroom includes a bath with shower, vanity unit, WC, heated towel rail, and granite windows with working shutters.

The large living room is full of character, boasting dual-aspect mullion windows overlooking the gardens and the woodlands beyond. The atrium allows natural light to flood the space, while decorative wood panelling, a granite fireplace with ornate surround and a built-in bar with sink and shelving complete the room. Off the living area, a charming semi-circular study with three windows provides tranquil garden views and a quiet place to work or read.

A staircase leads from the living room to the private roof garden, a secluded and sun-drenched space perfect for relaxing or entertaining, with beautiful views stretching across the gardens and toward the woodland of Flete Estate.





- Elegant and spacious first floor apartment
- Light-filled atrium in main living area
- Two bathrooms, including en-suite
- Access to grand communal rooms
- Beautiful countryside walks and nearby beaches
- Private roof garden with southerly aspect
- Three bedrooms with built-in storage
- Private and Exclusive Location
- Twelve acres of manicured gardens and grounds
- Exclusively for the over 55's

