



**Connells**

The Priory Priory Road  
Abbotskerswell Newton Abbot



### Property Description

Flat 11 is an elegant and well-presented apartment, forming part of the historic Priory complex located near the desirable village of Abbotskerswell. Set within a striking period building surrounded by landscaped grounds, the property combines generous room proportions, character features and a peaceful retirement village setting.

The apartment opens into a central hallway providing access to all rooms. The lounge is a particularly impressive space, filled with natural light and enjoying direct access to a private balcony, which offers far-reaching views across the surrounding countryside - an ideal spot for relaxation or entertaining.

The kitchen is well-proportioned and fitted with a Wren kitchen comprising a comprehensive range of units, integrated appliances and has ample space for a table, making it both practical and sociable.

There are two bedrooms, both generously sized, with the principal bedroom benefiting from fitted storage and a private en-suite bathroom. A separate shower room serves the second bedroom and guests.

Externally, the property enjoys the use of beautifully maintained communal gardens, offering expansive lawns and scenic outlooks that enhance the sense of tranquillity. The apartment further benefits from a garage and additional residents' parking.

Situated within the desirable village of Abbotskerswell, The Priory enjoys convenient access to local amenities, countryside walks and transport links.

### Additional Info

The Priory started life as Abbotsleigh House, built during 1847. It took its name from "The Abbots Land", the land having belonged to the Abbot of Sherborne. The house and land was then purchased by the Catholic Church in 1860 and became the centre around which the new Priory of St Augustine was built. Joseph Hanson (famously known for his interest in Hanson cabs), prepared the plans to create buildings to accommodate 50 nuns. These plans are still available for inspection at the Priory.

The Priory offers its guest a large arrange of amenities, to include:

- Heated, indoor swimming pool
- Garden Room
- Library
- Laundry
- Guest flat for residents to book for family and friends
- Large, maintained grounds including a croquet lawn and mini golf
- Garden Club - can apply to have a greenhouse and garden wedge/allotment
- Pets welcome
- Music evenings
- Regular coffee mornings
- Saturday evening drinks gatherings in The Forum
- Yoga and Tai Chi classes
- Quizzes and art classes
- Mobile hairdresser
- Film nights
- Minibus trips to Newton Abbot and other destinations eg Dartington
- Hot lunches in The Forum on Tuesdays, Thursdays and Sundays - there is a chef at The Priory
- Fish and Chip Fridays

24/7 onsite security and emergency contact number

Office support, 7 days a week

Maintenance, gardening and cleaning staff

## Front Of The Property

Arched shaped door into communal reception hall, with mullion stained glass window. An ornate staircase leads up to the apartment.

## Entrance Hallway

Five steps up to main accommodation, airing cupboard and access to the shower room. There is also a small Stannah stair lift leading up to the main accommodation.

The spacious hallway gives access to all rooms and has a wall mounted electric heater.

## Lounge/Diner

19' 5" x 13' 4" ( 5.92m x 4.06m )

Double glazed doors opening out onto the private balcony allowing lots of natural light to flood the room, beautiful high ceilings and stunning countryside views, space for dining table and two wall mounted electric heaters.

## Kitchen

13' 4" x 11' 5" ( 4.06m x 3.48m )

Twin sash windows with beautiful countryside views, wall and base units, one and a half bowl stainless steel sink/drainer, induction hob with extractor, integrated double oven, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, integrated fridge/freezer, part tiled and a wall mounted electric heater.

## Bedroom One

16' 4" x 14' 10" ( 4.98m x 4.52m )

Triple aspect sash windows with stunning views, built-in wardrobes, wall mounted electric heater and door to ensuite.

## Ensuite

Corner shower cubicle, vanity wash hand basin with storage below, WC, fully tiled and a wall mounted electric heater.

## Bedroom Two

11' 9" x 9' 10" ( 3.58m x 3.00m )

Sash window, built-in wardrobes, access to loft storage area, and a wall mounted electric heater.

## Shower Room

Window to side, shower cubicle with electric shower, WC, wash hand basin and a wall mounted towel rail.

## Outside

Residents have access to the approx five acre surroundings, including woodlands and a meadow with an orchard. The Priory is set within a tranquil and peaceful setting, enjoying stunning far reaching views.

## Garage

17' 9" x 8' 10" ( 5.41m x 2.69m )

Electric up and over door with power.

## Agents Note

Annual Service Charge: £9,072.96 per year (£756.08 per month)

Structural Contribution: £1,350 per year (£112.50 per month)

Remaining Lease - 259 years

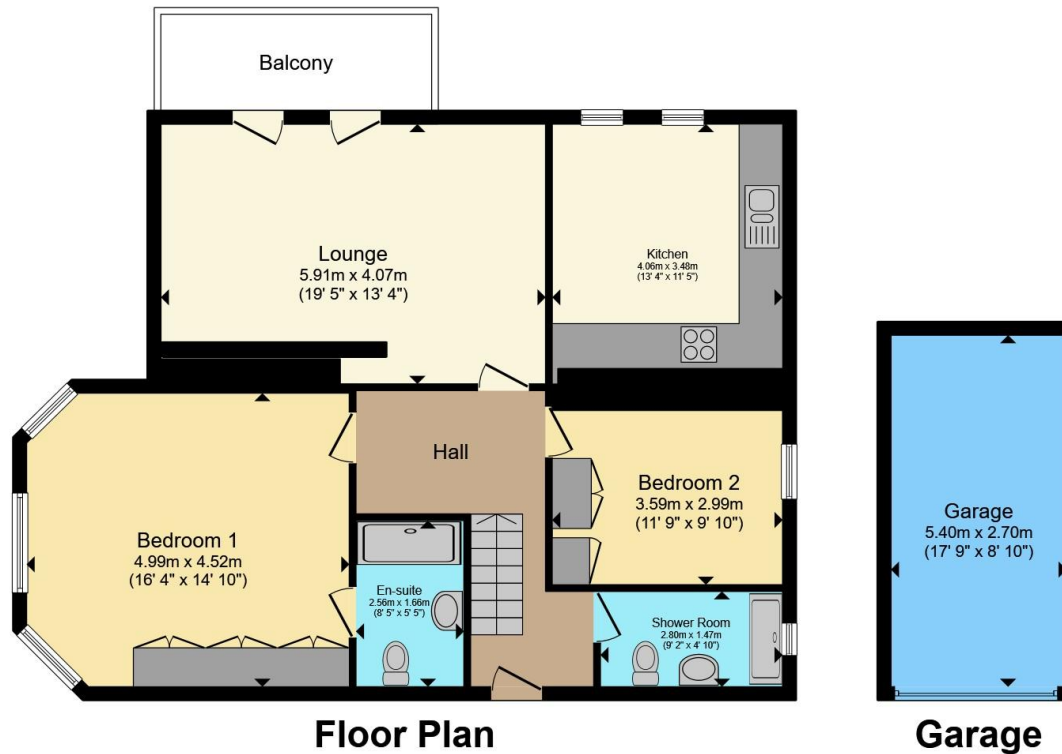
The property is age restricted and purchasers must be aged 60 or older.

Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is 10% of the re-sale price of the property when it is re-sold depending on the terms of the lease.









Total floor area 105.9 m<sup>2</sup> (1,140 sq.ft.) approx

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To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: E

Service Charge:  
 10000.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 299 years from 25 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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