

GAMEKEEPERS HIDE

COLMER ESTATE | DEVON



Gamekeepers Hide Modbury | Devon | PL21 0SG

AT A GLANCE

A two-bedroom holiday home with an enclosed patio and access to 28 acres of estate grounds.

THE PROPERTY

Set among the converted buildings of The Colmer Estate, Gamekeepers Hide combines the ease of a two-bedroom holiday home with an unusually broad choice of shared grounds and leisure facilities. A white picket gate opens onto its own paved patio, enclosed by evergreen hedging. It is a pleasant place to sit outside or dine in warmer weather.

Inside, the ground floor is arranged as one open-plan space for sitting, dining and cooking. Windows bring light into the living area, while the fitted kitchen has white cabinetry, an oven and a hob. The owners' redecoration has given the interiors a fresh, simple finish that suits the relaxed setting.

Upstairs are two bedrooms beneath partly sloping ceilings. The principal bedroom has a window set into the roofline; a rooflight brightens the second bedroom. A shower room completes the first floor. The arrangement gives guests separate sleeping space while keeping the main living area sociable and straightforward to use.

THE ESTATE & SETTING

The Colmer Estate extends to approximately 28 acres, with lawns, established trees, a lake and the original Victorian walled garden. Owners have access to an indoor pool and seasonal outdoor swimming pool, a tennis court, table tennis and a small gym. The grounds also offer places for picnics and games, a children's adventure area and a log cabin used as a games room.

The estate lies in the South Devon countryside, approximately six miles from the coast, with Dartmoor to the north. Gamekeepers Hide offers a base for time spent by the sea or exploring the wider countryside, with the estate's own facilities close at hand.

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Property Details

Services:	Mains electricity and water. Private drainage. Electric Combi-boiler central heating
EPC Rating:	Current F; potential D
Council Tax:	Buisness Rated
Tenure:	Leasehold, with Share of Freehold (see agent for more details)
Authority:	South Hams District Council

Key Features

- Two bedrooms and a first-floor shower room
- Open-plan sitting and dining area with fitted kitchen
- Gated, hedge-enclosed patio for outdoor seating
- Access to indoor and outdoor pools, a tennis court and gym
- Shared lake, walled garden and woodland walks
- One allocated parking space and visitor parking

Service Charge

The annual service charge is currently £5320 per annum (for all estate services the pools areas and grounds maintenance) with an additional payment to the investment funds of £1350 per annum (this includes a capital fund, contingency fund and water treatment fund).

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Leave the A38 at Wrangaton Cross, sign posted Ermington, Yealmpton and Modbury. After about half a mile you will come to a cross roads; go straight over following signs for Loddiswell. After 3 miles you will arrive at California Cross. Turn left just before the garage and the Colmer Estate is 100 yds on your right. Follow the drive over two cattle grids and the visitors car park is straight ahead.

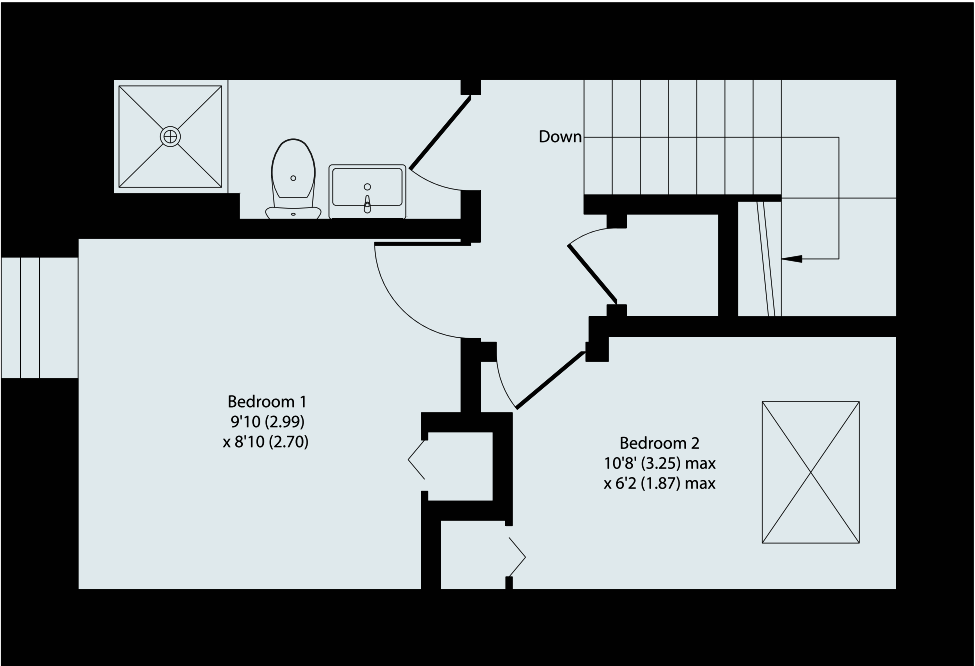
Viewing

Strictly by appointment with the sole agent, Marchand Petit, Modbury.

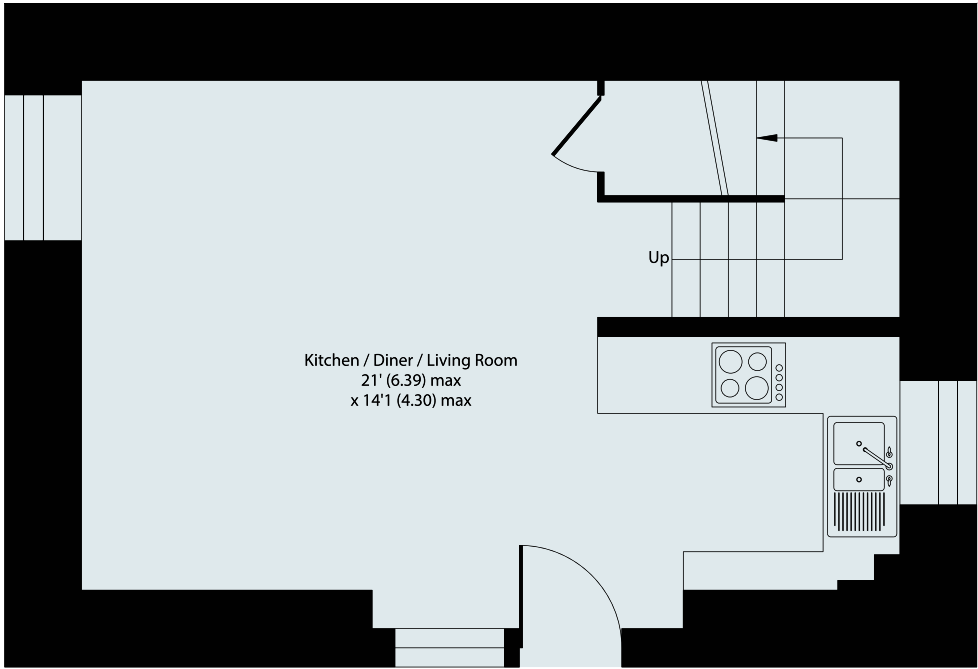


FLOOR PLAN

Approximate Area = 548 sq ft / 50.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.