

Apartment 18, Flete House, Flete, Ivybridge, PL21 9NX

SITUATION

Set deep in the rolling hills of the South Hams in Devon, a couple of miles away is the picturesque Georgian town of Modbury and the vibrant waterfront city of Plymouth is just ten miles to the west.

The owners of the apartments at Flete House have unlimited access to the stately rooms within the main building including the dining room, drawing room, billiard room and the magnificent and well stocked library with its four "Burne-Jones" stained glass windows. A hard surfaced tennis court, croquet lawn, Italianate and water gardens and grounds extending to some twelve acres are tended for your enjoyment by the skilled ground staff.

GRAND SHARED SPACES

DINING ROOM

Wood panelled with an impressive granite fireplace and plaster ceiling. Windows give views onto the huge trees in the driveway and also onto the gardens at the rear.

DRAWING ROOM

With magnificent plaster ceiling and beautiful fireplace. It is a light uplifting room and a lovely place to meet other residents or friends and family for coffee after lunch or on other social occasions.

LIBRARY

Stunning panelled room with book lined walls. There is a spectacular carved marble fireplace with two small pairs of windows each side with stained glass by Burne Jones. The bookcases have interesting carvings with individual small faces. It is a quiet place to relax in the leather armchairs for a read, do a jigsaw or play chess. It is also used for social events.

BILLIARD ROOM

A very large and impressive room with a full size billiard/snooker table at its centre. Yoga classes are held here and also concerts and carol services.

TENNIS COURT Available all year round.

CROQUET LAWN

In the summer the lawn is prepared for croquet, and residents enjoy an annual competition fuelled by Pimms.

PARKING

Allocated parking for the apartments together with visitors parking.

STAFFING & SECURITY

Flete House is attended by staff 24 hours a day, seven days a week. Your security and peace of mind are assured by the presence of courteous and helpful Flete Management staff.

Newton Ferrers
Newton Hill,
Newton Ferrers PL8 1AA
01752 872417

Kingsbridge
62 Fore Street,
Kingsbridge TQ7 1PP
01548 857474

London
Mayfair Office, 41-43 Maddox
Street, London W1S 2PD
020 7467 5330

South Brent
6 Fore Street,
South Brent TQ10 9BQ
01364 646170




Lettings
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 393330 | 01548 857414

Modbury
3 Church Street, Modbury,
Ivybridge PL21 0QW
01548 830831

Totnes
59 Fore Street,
Totnes TQ9 5NJ
01803 869920

Yealmpton
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 880044

Salcombe
2 Island Square, Island Street,
Salcombe TQ8 8DP
01548 843593

 [luscombe_maye](#)
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 [luscombemaye.com](#)

THE GUEST SUITE

For a small charge, this suite can be used for family and friends who cannot be accommodated in an owner's apartment.

SERVICE & MAINTENENCE CHARGES

At Flete House there is a combined monthly charge for Services and Utilities.

The Service Charge covers the budgeted costs of running the communal parts of the buildings and the grounds, and the Utility Charge covers the budgeted utilities for all apartments and the communal areas.

Gardening
Cleaning of communal parts
Maintenance and repairs budget
24 hr staffing including nightcover / security
Resident Manager
Building Insurance (not contents)
Ground rent payable to the Landlord
Window cleaning

Central heating from communal oil fired boilers for all the apartments and communal areas
Electricity for all apartments and communal areas
Water for all apartments and communal areas
Drainage for all apartments and communal areas

In total, the budget for the combined Service Charge and Utility Charge for 2026 is £1670.10pcm.

These services and budgeted costs are subject to variation and change

There is a sales administration fee payable to the head lessor (Audley) on resale which is in addition to estate agent and legal fees.

There is a Reserve fund contribution payable on resale, which is in addition to any recovered through the service charge.

SERVICES

The apartments are served by oil fired central heating, mains water and electricity and private drainage, the cost of which is included within the service charge.

COUNCIL TAX

The property is in council tax band C

TENURE

Leasehold with a 76 years remaining. Please contact the agent for further information.

LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234. www.southhams.com

VIEWINGS

Viewing strictly by appointment only with Luscombe Maye, Modbury 01548 830831
modbury@luscombemaye.com

DIRECTIONS

From Luscombe Maye's office in Modbury, take the A379 towards Plymouth, for about two miles; just after crossing the Erme at Sequers Bridge, the entrance to Flete House will be seen on the left hand side. Turn in between the fine stone gateposts and follow the road through the park and up hill, through another grand stone entrance and turn right to park in the visitors parking area.

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