

FALLAPIT HOUSE THE FALLAPIT ESTATE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

I FALLAPIT HOUSE

Description

This wonderfully presented, bright and spacious apartment is located on the ground floor of the magnificent, converted Grade II listed Fallapit House, which is set in approximately 22 acres of beautifully maintained communal gardens, grounds and parkland, complete with a lake and seating platform.

This splendid property has its own private entrance as well as access via the shared main entrance doors into the house and offers superb views over the grounds from all rooms, has lovely high ceilings, arched and bay windows and a patio seating area accessed off the living room, which is a lovely place to sit and take in the scenery. There are 2 reception rooms, an elegant sitting room with central fireplace inset with an electric stove fire, and an open plan living room which incorporates the kitchen. The living area has an open fireplace, door out to the side of the property and French doors out to a path leading to the side patio area.

The kitchen is well equipped with a breakfast bar inset with a sink with drawers beneath and overhead lamps and is flanked either side by ceiling height pillars. The back wall has fitted base and wall unit with integrated appliances and there's a lovely dining area in the bay window complete with window seats.

Off the long hallway are the 3 double bedrooms, all with built-in wardrobes and beautiful arched windows giving views over the grounds. One with double doors opening to the side patio, two have en-suite shower rooms and there's a separate bathroom.

Outside is allocated parking, visitor parking and a separate lockable store.

This beautiful apartment would make a superb permanent home or an ideal second home.

Situation

The Fallapit Estate is a unique development which has been converted to an extremely high standard creating stylish and elegant apartments within the historic main house, a magnificent Grade II listed property, set in a rural location in the South Hams countryside. Original outbuildings have been converted together with some new build properties all complementing the original house and offering superb holiday homes. The estate extends to approximately 22 acres comprising parkland, woodland, gardens and a well established lake and decked terrace seating area.

Directions

what3words - [thirsty.position.takeovers](https://www.what3words.com/)

From Kingsbridge take the A381 Totnes road. After driving through The Mounts, take the right turn signed for Fallapit, then take the first left signed Fallapit. Upon entering Fallapit Estate gates, visitor parking can be found on the right-hand side, before the sign marked Walled Garden House. Fallapit House will be found at the end of the drive.



PROPERTY DETAILS

Property Address

1 Fallapit House, The Fallapit Estate, East Allington, Totnes, Devon TQ9 7AT

Mileages

Kingsbridge 4 miles; Totnes 10 miles; A38 Devon Expressway 10 miles
(distances are approximate)

Services

Mains electricity, gas and water. Private drainage. Wet underfloor heating system.
Electric towel radiators in all bathrooms. Gas combi boiler.

EPC Rating

Band E. Current: 51, Potential: 66

Council Tax Band

G

Tenure

Leasehold

Authority

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

Key Features

- Beautifully presented ground floor apartment
- Highly regarded development
- Charm and character with period features
- Magnificent arched bay windows
- Fantastic open plan kitchen living room
- Sitting room with fireplace
- Patio seating area
- 22 acres of gardens and grounds to explore

Fixtures & Fittings

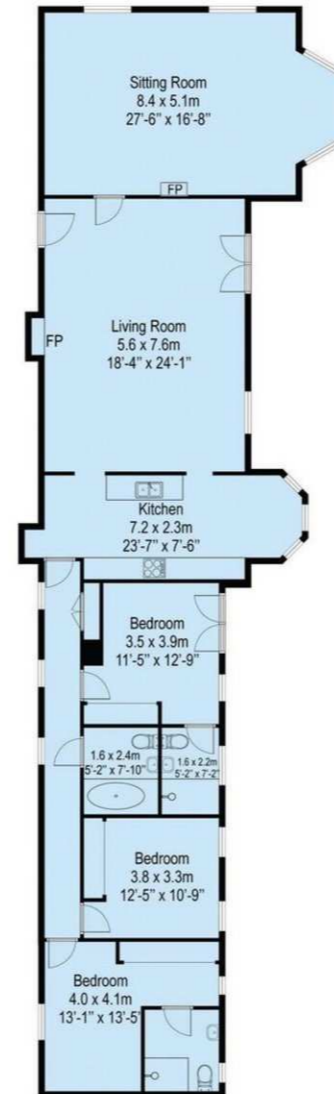
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



Total area 180 Sq.m / 1938 Sq.ft Approx
NB. This Floor Plan is for illustrative purposes only,
all dimensions are approximate

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