

1 The Stables, Flete House, Ermington, South Devon, PL21 9NX

Luscombe Maye 
Country Homes







1 The Stables, Flete House Ermington, South Devon

A spacious and stylish two double bedroom apartment situated within the exclusive Grade II listed stable courtyard within the grounds of the historic Grade I listed Flete House.

Accessed from the level courtyard, the main door opens into a large hallway with excellent built in storage and doors to all rooms with a further door at the far end leading out on to the private terrace. High ceilings throughout the apartment create a feeling of space and light. The living room has fabulous full length windows to the front overlooking the courtyard and offers space for dining at one end. There is a modern kitchen with fitted appliances including a super Ever Hot electric range cooker, dishwasher and washing machine. Within the hallway is a large larder cupboard which provides space for a fridge/freezer. From the main hall there is a modern shower room and two double bedrooms, both with excellent built-in storage and the master bedroom benefitting from a stylish en-suite bathroom. At the rear of the apartment is a gravelled terrace ideal for alfresco dining.

Being on the ground floor, pets are permitted in this apartment.

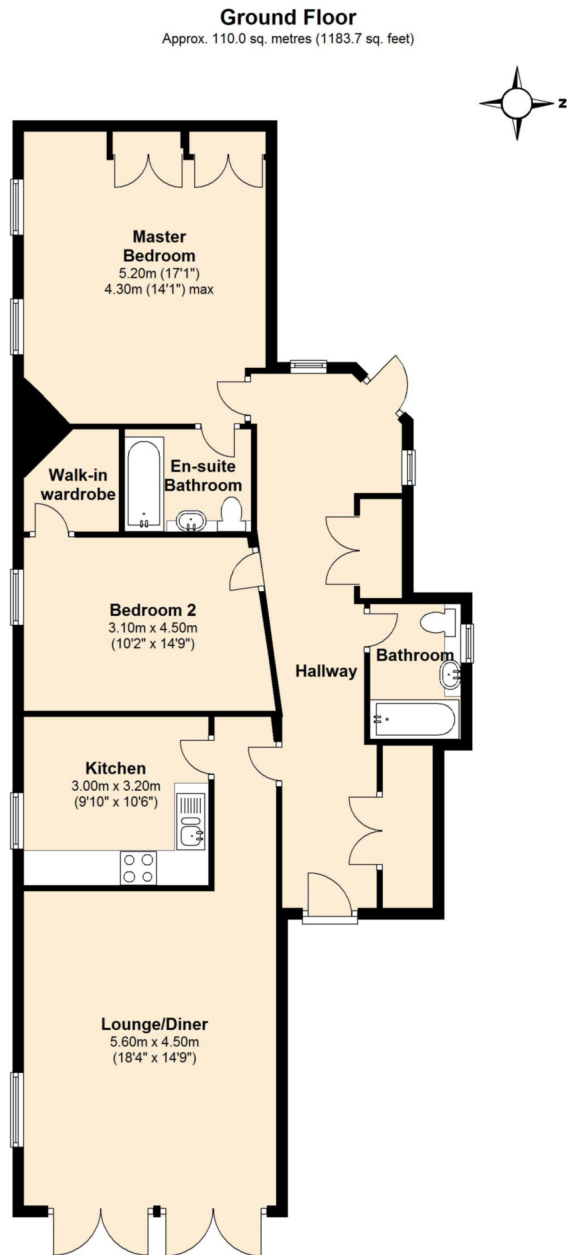
The owners of the apartments at Flete House have unlimited access to the stately rooms within the main building including the dining room, drawing room, billiard room and the magnificent and well stocked library with its four "Burne-Jones" stained glass windows. A hard surfaced tennis court, croquet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

Please see our dedicated Flete House brochure for more information on the facilities and lifestyle opportunities available at this unique and historic property.

3 Church Street, Modbury, Ivybridge, PL21 0QW
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A stylish and spacious ground floor apartment with its own private terrace situated within the Grade II listed stable courtyard of the historic Flete House.

- Stylish Ground Floor Apartment
- Two Double Bedrooms
- Two Bathrooms (1 En-Suite)
- Light and Spacious
- Private Terrace
- Pets Permitted
- Stunning Location
- Beautiful Gardens and Grounds
- 24 Hour Staff Presence
- Exclusively For the Over 55's



SERVICES

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

COUNCIL TAX

The property is in Council Tax Band E

TENURE

Leasehold with a 99 year lease from 2004.

LOCAL AUTHORITY

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

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 830831

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	71 C
39-54	E		
21-38	F		
1-20	G		

Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.