

# Modbury







## **Apartment 10, Flete House** Modbury, Devon PL21 9NX

## £360,000

Exceptional opportunity to purchase a luxury apartment in a Grade I Listed house located in a sought after area of the South Hams.

## **HOW TO GET THERE**

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 into the large car park for residents and visitors.

## DESCRIPTION

Flete House is set in unspoilt rolling parkland punctuated by magnificent oaks and other centuries old hardwood trees, overlooking the beautiful Erme Valley as the tranquil river meanders towards its estuary a couple of miles downstream. Indeed, residents and their guests can walk all the way to Mothecombe beach, if they wish. From the terraces are views towards Ermington and Dartmoor. This splendid house was the family seat of the Mildmays. The earliest parts of this magnificent Grade 1 listed house date back to Elizabethan times. In the 1870s the house was greatly enlarged by Norman Shaw and in the 1960s the Mildmay wing was sympathetically added. Set in 12 acres of listed grounds, the house and stables have recently been lovingly restored and refurbished and now comprise 29 exclusive self-contained serviced apartments. Flete House is designed for an easy going lifestyle and relaxed environment, ideal as a main or a second home.

## SITUATION

Set deep in the rolling hills of South Hams in Devon, Flete House overlooks the attractive Erme Estuary and the Dartmoor National Park. For shops, you are close to the picturesque town of Modbury, the bustling town of lvybridge and the city of Plymouth, which can all be easily visited by the on site transport facilities that will take you to and from the towns.

## ACCOMMODATION

This first floor apartment is located within the tower of this Grade I country mansion. With an abundance of character, this spacious apartment offers good living space and wonderful views across the estate and towards Dartmoor. The apartment can be accessed via the main stairway or the lift. Grand wooden decorative archway door leads to:-

## **ENTRANCE HALL**

Grand, spacious hallway running the full length of the apartment retaining period features including a beautiful wooden archway, wooden floors, wooden panelled walls and doors to principal rooms. Three granite mullion leaded windows to the front elevation offering outstanding open countryside views.

## LOUNGE/DINING ROOM

A magnificent bright and sunny reception room being dual aspect with a large bay window to the front elevation giving uninterrupted views across rolling countryside to the Moors beyond, smaller south facing window to the side elevation. Ornate period wooden fireplace surround housing electric fire, wood panelling to walls. Two wall mounted double panelled radiators, high ceilings with chandelier lighting and decorative coving. This room also benefits from TV and telephone over and tiled splashbacks.

## **INNER HALLWAY**

Doors to:-

## **BEDROOM 1**

A magnificent double bedroom with a large bay window to the rear elevation offering wonderful garden views. Panelled walls and decorative coving. Wall mounted towel heater.

### **BEDROOM 2**

A beautiful double bedroom with a large stained glass window and a smaller leaded window to the rear elevation. Wooden panelled walls, a feature archway, two double wardrobes. There is also a double panelled radiator.

## BATHROOM

Fully tiled bathroom comprising of a white suite including a bath with chrome mixer tap and shower attachment, a low level WC, ceramic pedestal wash hand basin, wall mounted chrome towel heater, shower cubicle with chrome shower and wall mounted mirror.

## **FACILITIES INCLUDE**

## **DINING ROOM**

A warm welcome awaits in our elegant panelled dining room where fresh local produce is used daily.

## **DRAWING ROOM**

Sit and relax in this elegant room, chat with friends or take part in our social events.

## LIBRARY

Browse through a wide range of books or take time doing a jigsaw.

### LEISURE FACILITIES

As well as the onsite amenities listed below we have nearby a number of golf courses, swimming pool and health clubs.

### **GUEST SUITE**

You can accommodate visiting friends and family in our beautiful guest suite.

## **BILLIARD ROOM**

This beautiful Gothic room houses a full-sized table for all to use and enjoy social interaction.

## **TENNIS COURT**

This hard-surfaced tennis court is available to all our residents.

### **CROQUET LAWN**

The house has a croquet lawn, which is kept maintained for use from spring until Autumn.

## **SECURITY**

Flete house benefits from a 24 hours presence on site from Audley personnel giving you peace of mind.

## GROUNDS

Our Italianate garden and grounds are tended for your enjoyment by our skilled ground staff.





points.

## **KITCHEN**

Granite mullion leaded window to the side elevation. Modern fully fitted with an array of cream wall and base units and wood-effect square edge work surfaces. Integrated appliances include electric hob, electric oven, washing machine, dishwasher, fridge/freezer and microwave. 11/2 bowl sink and drainer with mixer tap

#### VIEWING by appointment with Luscombe Maye Modbury Office: 01548 830831

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