







This exceptional two-bedroom apartment spans just over 1500 sq ft and is situated within the tower of a historic Grade I Listed mansion, boasting stunning, expansive dual aspect views.

- **Superior two bedroom apartment**
- **Drawing room with dual aspect views**
- **Grand entrance hall & gallery**
- **Master Bedroom overlooking the glorious gardens**
- **Second Bedroom with stained glass window**
- **Bathroom with separate walk in shower**

## Apartment 10

**Flete House, Ermington, South Devon, PL21 9NX**

This exquisite apartment offers ample accommodation and boasts breathtaking views of the Devon countryside. Nestled in the tower of a majestic Grade I Listed mansion, access is provided by a grand staircase or lift. The entrance through beautiful arched double doors leads to a generous gallery, featuring polished parquet flooring and three granite mullion leaded windows that frame the exceptional views, perfect for dining, remote working, or serene reflection. In the drawing room, a stunning granite mullion leaded window bathes the space in light, showcasing the picturesque Devon landscape. The kitchen, though compact, is fully equipped with modern integrated appliances, including a dishwasher, oven, hob, and refrigerator. The master bedroom is notable for its impressive bay window that overlooks the rear gardens and grounds, while the sizable second bedroom features two windows, one adorned with stained glass. Completing this home is a large bathroom suite with both a bathtub and a separate shower.

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.



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[www.luscombemaye.com](http://www.luscombemaye.com)



#### 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 E

#### TENURE

Leasehold with a 99 year lease from 2004. The lease is currently being extended and is at an advanced stage. The property will be sold with a new 125 year lease, the premium for which will be borne by the current owner. Please contact the agent for further information.

#### LOCAL AUTHORITY

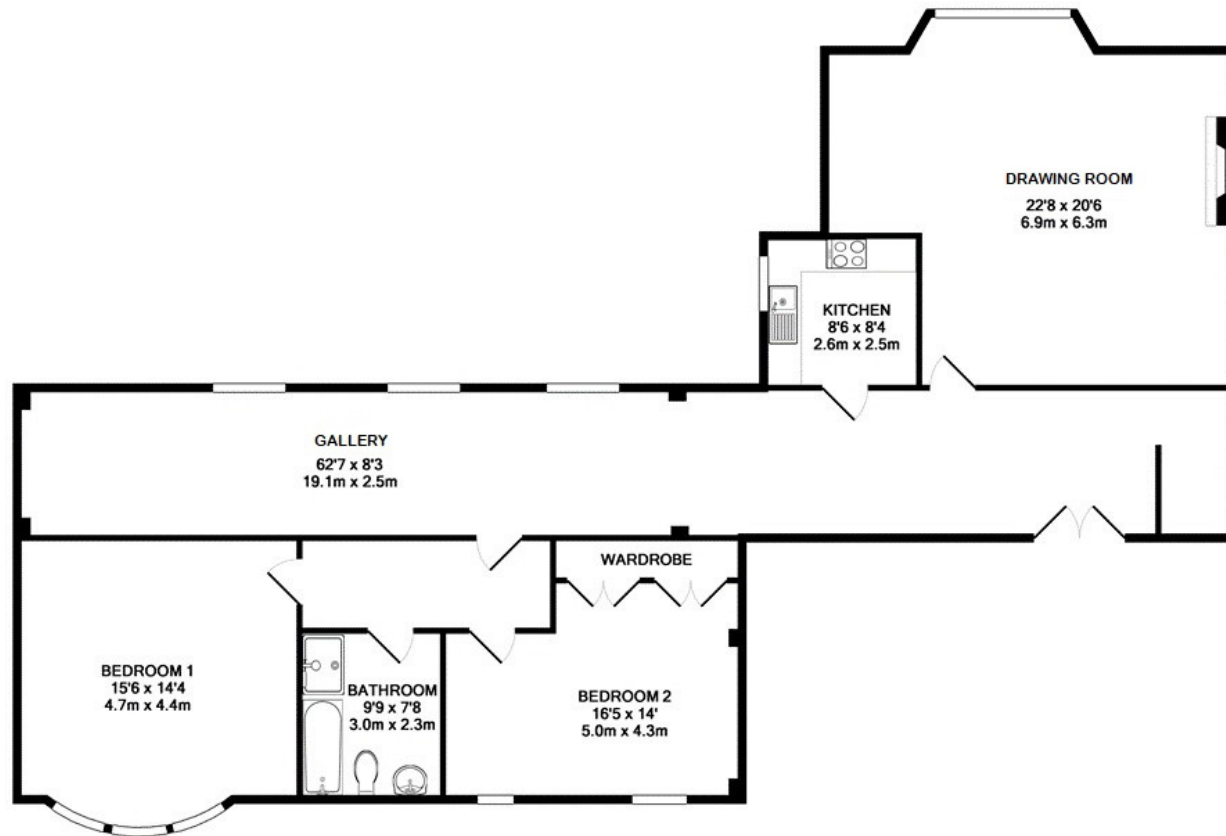
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.  
Tel: 01803 861234.

#### 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.



TOTAL APPROX. FLOOR AREA 1597 SQ.FT. (148.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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