



2 BEDROOM RETIREMENT PROPERTY FOR SALE IN IVYBRIDGE

Offers Over £450,000



REF: 3819705

PROPERTY FEATURES

- Characterful Apartment in a Historical Grade 1 Listed Stately Home
- A stunning Drawing Room with an Enormous Bay Window
- Two Generous Sized Bedrooms And Two Family Bathrooms
- Character Features, Elaborate Italian Plastered Ceilings,
- Moulded Granite Windows, Oak Panelling, Marble Fire Place Surrounds
- Communal Entrance Hall, Lift, Snooker Room, Library, Dining Hall and a Drawing/Music Room
- 12 Acres of Manicured Gardens, Including an Oriental Garden, Communal Tennis Court and Croquet Lawn
- Suitable for Over 55's only
- Guest Accommodation and Visitors Parking
- 24 Hour On-Site Security and Management

Nestled within the mesmerising panoramas of the South Hams district, Apartment 12 at Flete House offers an unparalleled blend of history, luxury, and natural beauty. This unique first-floor residence is part of a collection of 29 luxurious apartments within the esteemed Flete House, a historic estate tracing its origins back to 1379. Renowned not only for its architectural splendour that bridges Medieval and Tudor styling but also for its rich lineage of distinguished owners and guests, Flete House stands as a testament to a bygone era of elegance and grandeur.

Imagine living in a realm where each stone and timber whispers tales of chivalry and grace; Flete Estate was once owned by a Norman Knight, Robert de Albemara and entertained nobility, including Queen Mary and Lawrence of Arabia. The estate even cradled the late Princess Diana's great-grandmother within its storied walls.

Apartment 12 provides the rare opportunity to carry forward this legacy, offering a residence rich in historical ambiance blended with modern comforts.

Approaching Flete House is an experience in itself. An impressive driveway guides you to the estate, passing through decorative wrought iron gates that hint at the treasures beyond. The elevated setting of Flete House offers breathtaking views over the valley below, with the serene Erme River winding its way toward Mothercombe. The surrounding parkland, ancient groves, and veteran trees ensure that nature remains a constant companion, with misty mornings and blazing sunsets painting an ever-changing backdrop.

Apartment 12, has the loveliest drawing room calls with its majestic, curved bay window offering sweeping views of the verdant gardens and parkland. The room exudes historical charm, from the moulded granite windows to the embellished stucco plaster ceiling featuring Tudor Rose and Angel motifs. Decorative built-in elements, like the twin-pillared fireplace and fitted bookshelves, add character and functionality. An internal doorway leads into an adjoining principal bedroom, currently serving as a secondary drawing room, offers dual aspects of the property's exquisite grounds and features beautiful built-in touches, including bookshelves and art deco design elements. A sense of continuity is preserved as you return to the gallery hallway, where Bedroom 2 greets you with its inviting southern vista of the tennis court and croquet lawn.

Completing the apartment's layout is a stylish shower room, fitted with a glass cubicle and decorated in soothing whites and blues. Additional conveniences include a linen cupboard housing laundry facilities and a concealed spiral staircase offering an extra touch of intrigue and utility.

The welcoming hallway adorned with a marble windowsill sets the stage. Natural light spills in through windows overlooking the castellated internal courtyard, adding an air of tranquility and seclusion.

The central hallway is ingeniously designed with ample storage and wardrobe space, leading you into the heart of the home, the kitchen/breakfast room. This spacious area, resplendent in white with cherry-coloured accents, is a cook's delight, equipped with top-of-the-line Bosch appliances and a generous workspace ideal for culinary pursuits.

Beyond the kitchen lies the main family bathroom, simple yet elegant with its blue and white tiles and a chrome heated towel rail.

Life within Flete House offers more than just the privacy of your own sophisticated apartment; its communal areas enrich the living experience with shared spaces that foster community and leisure. The entrance hall, with its oak paneling and marble-topped radiator covers, functions as a hub for social interaction, boasting an octagonal glass partition that adds elegance while preserving privacy. Social interactions are further encouraged in the communal dining room, frequently animated by residents enjoying shared meals or celebrations.

The library, with its floor-to-ceiling bookshelves and captivating stained-glass windows designed by Burne Jones, presents an ideal retreat for relaxation or intellectual pursuits. Echoing the architectural opulence of the past, rooms such as the snooker room and the grand drawing room provide spaces for recreation and contemplation.

For short-term stays, guests of residents can enjoy the comfort of a guest suite, offering a luxurious touchpoint for visitors against the backdrop of Flete's enchanting environment. Meanwhile, the beautifully maintained gardens provide an outdoor escape, with their Renaissance-like symmetries, providing splendid walks past the croquet lawn, tennis courts, and various themed gardens filled with aromatic herbs and ancient oaks. A secret garden, edged with impressive ancient trees, whispers secrets of yesteryears, giving space for quiet reflection.

As a resident, you'll appreciate the comprehensive service package provided as part of the monthly maintenance fee. Peace of mind comes from the dedicated staff who ensure the property remains in pristine condition, while amenities such as security, building insurance, and maintenance services are seamlessly managed. Although the responsibility for council tax, internet, and telephone services falls to the resident, the included utilities make life in this grand historic setting surprisingly hassle-free.

Included in the maintenance monthly running costs are the central heating, electricity, water services, window cleaning, property insurance, total garden and building maintenance. There is even a laundry service and catering service should you wish to employ this. The service charge for Apartment 12 presently is £1,482.91 per calendar month.

Owning Apartment 12 at Flete House is more than a mere property purchase; it's an opportunity to live within a tapestry of history and luxury. The 125-year lease offers a long-term dwelling solution, promising continuity in a residence curated and managed by Audley Flete Management Ltd, ensuring that the esteemed legacy of Flete House lives on within a welcoming modern home.

If you're seeking a unique lifestyle enriched by history, architectural beauty, and an active community, this apartment at Flete House presents an unmatched opportunity to create your own chapter in the estate's storied history. Connect with the echoes of the past while embracing the comforts of today; Apartment 12 at Flete House awaits as your exclusive gateway to a truly extraordinary way of living.

An EPC certificate is not required due to the listing and age of the property.

PROPERTY PHOTOS





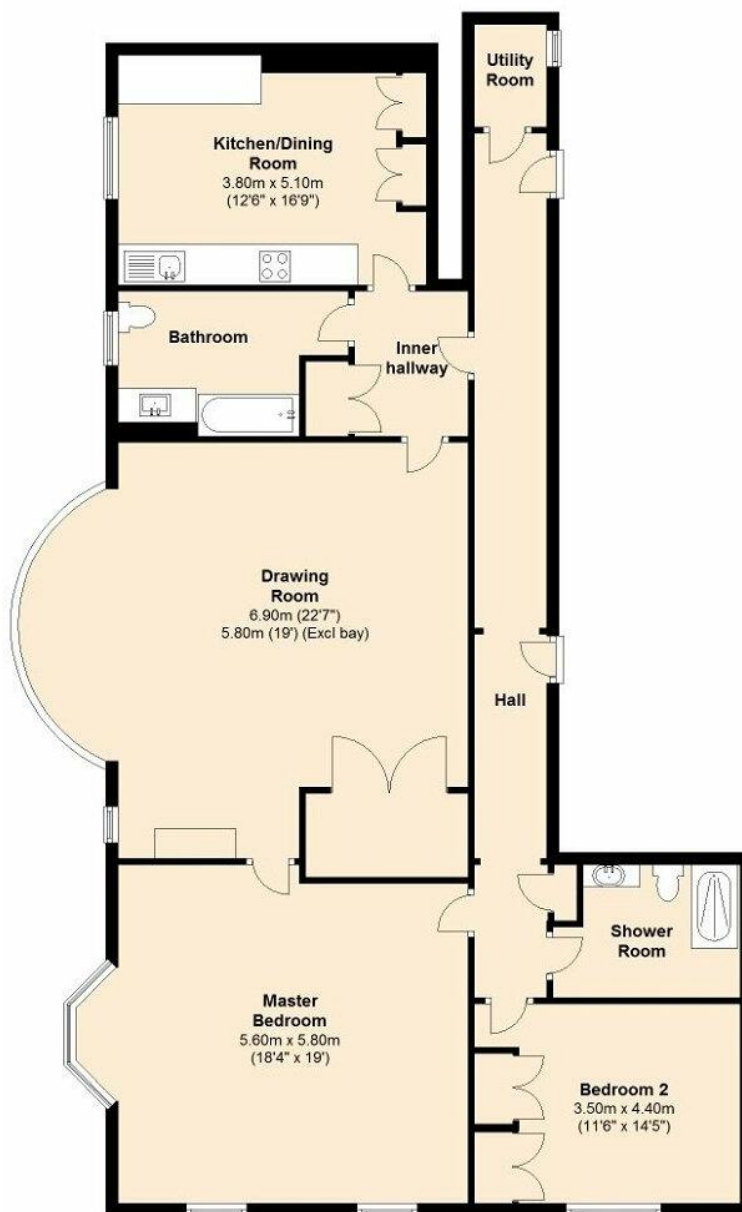
LOCATION



No Media available

FLOORPLANS

Approx. 157.5 sq. metres (1695.3 sq. feet)



Total area: approx. 157.5 sq. metres (1695.3 sq. feet)

12 Flete House, Ermington