



Apartment 1, Flete House
Modbury | Devon | PL21 9NX

FINE & COUNTRY

APARTMENT 1 FLETE HOUSE





FLEET HOUSE HISTORY

Flete House is an elegant Grade I listed Country House situated near to Modbury in the beautiful South Hams region of Devon, with Dartmoor just to the North. It is set within its own Grade II listed gardens

With roots in Saxon times, the Manor of Flete was held by the Damarell family from 1066 until the time of Edward III. The earliest part of the house dates from the sixteenth century and was substantially rebuilt around 1620 for Sir Charles Hele. The Hele family held the house until 1716, when the estate passed to the Bulteel. Additions were made to the house in both the early and the late eighteenth century. The house was heavily remodelled in the Gothic style in 1835 by John Crocker Bulteel when castellations were added.

In 1878 the architect Richard Norman Shaw undertook extensive building works for Henry Bingham Mildmay, remodelling and extending the house, while retaining the sixteenth/seventeenth century house to the south west.

Flete House was used by the City of Plymouth as a maternity hospital during and after the Second World War. At the start of the war, the estate was in the hands of Lieutenant-Colonel, the Lord Mildmay of Flete. Lord Mildmay remained in residence at the House until 1947. The maternity hospital closed on 8 May 1958, less than a month after the last baby of over nine thousand was born at Flete with the house returning to the Mildmay family in 1959.

In 1979 Flete House was used as the location for the BBC TV series Penmarric. In 2004 / 2005, Flete House was tastefully and sympathetically remodelled to form 29 high quality apartments for those of 55 years of age and over. Audley Flete House are the Management Company who look after the house and grounds ensuring the integrity of this wonderful building remains as it has in the past.

INTRODUCTION

Welcome to Flete House, one of South Devon's finest historic houses. Set within around 12 acres of immaculate grounds which include mature woodland, specimen trees and gently meandering valleys this is a magical location. The grounds include a croquet lawn, tennis court, the Italian and Water gardens amongst others. Relaxing walks through the larger Mildmay estate along the Erme estuary down to the sea at Mothecombe Beach are kindly usually granted on request to residents.

Uniquely, Apartment 1 has its own private walled garden running along one side of the Apartment, which is reached through a magical arched gate. Parking is extremely convenient with a private allocated space immediately to the left of the majestic main entrance with ample visitor parking ranged to the right hand side of the entrance arch.

The apartment is conveniently located on the ground floor and is beautifully presented throughout. This is an extremely spacious property with nearly 1,600 sq ft of living area with gracious and light rooms throughout. There are two well-proportioned bedrooms, both with en suite facilities, a large imposing drawing room, second entrance and generous internal staircase with an inner hallway, entrance hallway and bespoke modern kitchen. There is an excellent 'flow' to the living space with many of the rooms affording peaceful and attractive views from the stone mullioned and shuttered windows.

Flete House residents enjoy unlimited use of all of the castle's impressive, beautifully appointed yet comfortable State rooms. These include the Main Drawing Room, manorial Billiard Room, panelled Library, Dining Room, imposing Entrance Hall and panelled staircases. Artworks, antiques and fresh flowers mean it is never austere. There is also a guest suite adjacent to Apartment 1 that sleeps up to 3 people, booked via the Management at a total charge of £40 per night (cost correct at time of print).

If you are searching for peace and tranquility then Flete House really is the location for you. The apartment is in excellent condition and ready for occupation. We strongly suggest an early viewing of this particular apartment with its unique benefits.



STEP INSIDE

As you approach via the long driveway, past stately trees and generous fields, then see Flete House for the first time you are struck by the beauty and elegance of this fine old period home. Stepping through the huge entrance doors you are instantly immersed into the authentic historic character of this fine home.

Apartment 1 is conveniently located on the ground floor and is in excellent presentable order. Entering the Apartment through the priceless wooden door, carved to celebrate the Mildmay family you are led into a beautiful, large living area with a light aspect and wonderful views to the grounds. Features of this room include a massive yet attractive granite fireplace and original stone mullioned shuttered windows. This is unquestionably a very peaceful and relaxing room. A spacious inner hallway area offers access to the remainder of the accommodation which includes the kitchen and bedrooms and to a second elegant internal staircase and hallway. The bespoke modern kitchen is of excellent quality. Although of adequate size, there is a comprehensive range of soft white base and wall-mounted units with modern integrated appliances and a granite worktop with sophisticated and effective lighting.

Both double bedrooms are more than generous and offer a light, elegant and restful feel. Each of the bedrooms have their own modern en suite facilities with both a bath and shower in the master en suite and bath with overhead shower in the second. The master bedroom is a truly lovely room. Wonderfully generous in size, it offers a light-filled dual aspect with views out to the Rose Terrace as well as into your own private walled garden.







SELLER INSIGHT

“ After 25 glorious years in Hong Kong, we retired back to our beloved Devon. Bill’s ancestors hail from this part of the coast, with many headstones at Stoke Beach marking the Kingcombe Ellises!

A few years ago, after a relaxed family lunch at the Ship Inn in nearby Noss Mayo, we made an impromptu drive up to Flete House. Our daughter had heard much talk of the castle that had so seriously tempted us three decades earlier. Back then, it was run by the Country Houses Association more as a retirement home with communal eating which we felt would not have suited us. However, this time, we were enthusiastically welcomed by several friendly owners who stopped to chat with us. Flete had since undergone a complete redesign, giving each apartment its own kitchen and much valued independence, all under a new management company. We found ourselves being shown around and returning the next day to buy Apartment 1! We are life-long National Trust members and with Anne (a serious bibliophile) having always loved the book “I Capture the Castle” by Dodie Smith the impulse to live at historic Flete was impossible to resist.

As seasoned travellers, we treasured the ability to simply lock up and leave, knowing that on-site 24 hour management would always keep our home at Flete safe and secure. Ditto the peace of mind knowing that help was instantly on hand if there were ever any sort of an emergency.

We will miss the ease of stepping out through our own spectacularly carved front door to turn left towards our private garden, croquet or up for picnics on the sunny main terrace. Turning right, we are just feet away from the state rooms which literally formed part of our everyday life - the joy of settling down in the huge sun-filled Drawing Room to read or play the grand piano, the privilege of setting out jigsaws through the winter in the incredibly well-stocked Library near the Burne-Jones stained glass windows, playing snooker in the Hall with family. Pre-Covid, you signed up for delicious Sunday lunches in the Dining Room, always followed by everyone gathering in the Drawing Room, to share coffees, cognac and conversation for hours. Events punctuated relaxed days - Bill’s surprise 90th party held privately in the Dining room for 45 family and friends on the weekend we moved in was fabulous (if not a little ambitious but the staff were brilliant) a stunning Christmas feast in the Library shared with many other residents, the military concert and picnic in the grounds, historical lectures, plus innumerable conversations with diverse international, interesting and professional fellow-owners. Nearby, our walks along the river Erme and delicious meals at The Plantation and the Old Schoolhouse were all thoroughly enjoyed.

However, at this time in our life, we made the difficult decision to move closer to our daughter and family in Torbay . Another glorious apartment beckoned. We have been blessed with our homes and feel lucky to have had this wonderful, unforgettable, interlude of living in our own castle.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Communal



Communal



Communal



STEP OUTSIDE

Flete House is set within just over 12 acres of beautifully manicured grounds solely for the use of residents and their guests. Set within the grounds are a tennis court and croquet lawn. Apartment 1, being situated on the ground floor level of this iconic building also has an attractive private walled garden. This pretty area has a variety of colourful plants including roses, clematis and hydrangeas. It should be noted that pets are permitted in this particular apartment. Leading up to Flete House, there is a sweeping driveway through part of the Estate which leads up to a large courtyard with parking spaces for both visitors and residents.









Flete House



INFORMATION

Post Code: PL21 9NX

Local Authority: South Hams District Council - 01803 861234 / www.southhams.gov.uk / Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE

Property Tenure: Leasehold - 99 years from 2005 / Service charge currently £1,130 per month (£13,560 pa) / no Ground rent / 5% payable to Audley Management Company and Managing Agent upon sale of Apartments.

Flete House: Grade I Listed Historic Building

Service Charge: Covers Building Insurance, general building maintenance, gardening, cleaning, concierge, 24 hour security, oil-fired central heating & hot water system, mains water and electricity, grounds maintenance and window cleaning.

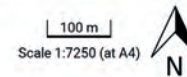
Council Tax Band: F (currently £2,720-15 pa)

Directions

PL21 9NX. From Modbury, take the A379 towards Yealmpton and Plymouth for around two miles. After crossing the Erme at Sequers Bridge the entrance pillars to Flete House will be seen on the left hand side. Turn left into the property, passing the Gate House on the right. Follow the drive through the park and keep straight at the mini crossroads, up the hill passing under the stately wrought iron entrance arch and into the large gravelled courtyard. Visitors please park immediately to the right where guest parking is indicated.



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