



Apartment 10 Flete House



Apartment 10 Flete

Flete, Ivybridge, Devon PL21 9NX

Modbury 2 Miles; Kingsbridge 7 Miles; Plymouth 9 Miles; Exeter 36 Miles

A beautifully appointed and exclusively for the Over 55s, 2 double bedroom retirement apartment, benefiting from use of excellent facilities including a library, outdoor tennis court, croquet lawn and 12 acres of landscaped & maintained gardens.

- Breathtaking Historical Building
- Retirement Property
- 2 Double Bedrooms
- Ample Parking
- Excellent Leisure Facilities
- No Onward Chain

Offers In Excess Of £250,000

SITUATION

Flete House is located in Holbeton just 2 miles outside the picturesque village of Modbury, a charming area that boasts excellent amenities, only 7 miles is Kingsbridge that offers an excellent and varied range of shops, services and facilities whilst Plymouth, is also only 9 miles to the South East with its rail and air links is a wonderful hub of cultural activities. Modbury is on a main bus route and is also only some 5.5 miles from the A38. Nearby there are fine cliff-top and coastal walks and numerous beaches and coves.

DESCRIPTION

Few people ever have the opportunity to live in such a superb and historically important house as Flete. First mentioned in the Domesday Book, it became a manor house in Elizabeth times. Only one wing of the original house remains with the remaining buildings being added in the 19th century and now currently serve 29 exclusive self-contained apartments.



ACCOMMODATION

Apartment 10 is particularly majestic with its double doored entrance leading into a parquet floored hallway with doors to all rooms as well as allowing an excellent study / home office area. A large bay window in the living room provides the stunning aspect with a large stone fireplace. The kitchen is well equipped and fitted with the necessary appliances. The bedrooms are as one would expect, 'fit for a King or Queen' with high ceilings, panelled walls and original granite mullioned lead windows.

OUTSIDE

Occupying an imposing position just two miles from the coast the house has splendid views of the Erne estuary and is surrounded by 12 acres of wonderful landscaped gardens and grounds. There is also a croquet lawn and tennis court for private enjoyment.

SERVICES

The current service and maintenance charge is £1,030 per month. This charge covers the majority of costs relating to all the apartments including building insurance, maintenance, gardening & cleaning staff, 24-hour security and 'concierge' staffing. All utilities are included excluding council tax and telephone charges. Reserve Fund contribution is payable on resale

TENURE

Leasehold with a 99 year lease from 2005.

VIEWINGS

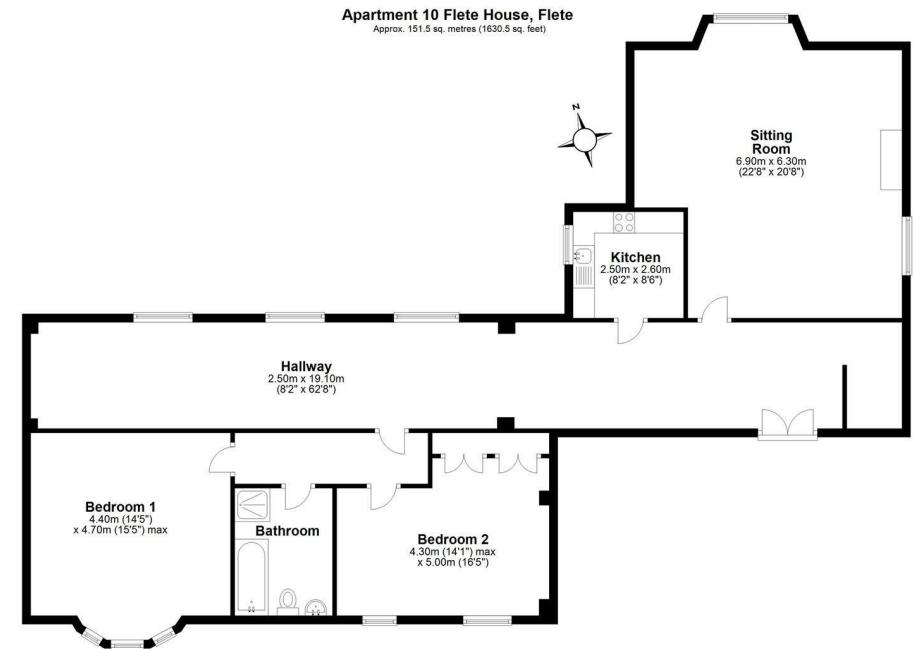
By prior appointment only with our Kingsbridge Office Tel: 01548 853131.

DIRECTIONS

Flete House is located on the A379 from Modbury towards Plymouth. After crossing the Erne River at Sequers Bridge the entrance will be seen on your left hand side, follow the private drive through the park and up the hill. Parking for owners and visitors is located through a 2nd stone pillared entrance.



These particulars are a guide only and should not be relied upon for any purpose.



Total area: approx. 151.5 sq. metres (1630.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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