



**Luscombe Maye**   
Loyalty Matters: Estate Agents



**Flete House**

The Flete Estate, South Hams, PL21 9NX

Superb apartments in a magnificent, historic Devonshire mansion. Residents facilities include Dining Room, Drawing room, Library, Tennis Court and Croquet Lawn and twelve acres of landscaped gardens. 24 hour staff presence. Set in lovely river valley at the heart of an Area of Outstanding Natural Beauty, just a walk from the beach. Exclusively for the over 55s.

- Private and Exclusive Location
- Friendly, Helpful 24 hour Staff Presence
- Stunning Location and Beautiful Gardens
- Guest Suite For Friends and Family
- Miles Of Walks And Private Beach



## Full Description

### The House

Flete House is set in unspoilt rolling parkland punctuated by magnificent oaks and other centuries old 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 breathtaking views towards Ermington and Dartmoor. This splendid house was the family seat of the Mildmays. The earliest parts of this magnificent Grade I 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 added. Set in 12 acres of landscaped grounds, the house and stables have been impeccably restored and refurbished and now comprise 29 exclusive self-contained serviced apartments. Flete House is designed for a relaxed lifestyle in a stylish and tranquil environment. The apartments may be used as a main home or a 'lock up and leave' home for those who travel, or perhaps have another residence abroad.

### The Setting

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 Georgian town of Modbury, Kingsbridge at the heart of the South Hams and the waterfront city of Plymouth.

### Stunning Gardens and Grounds

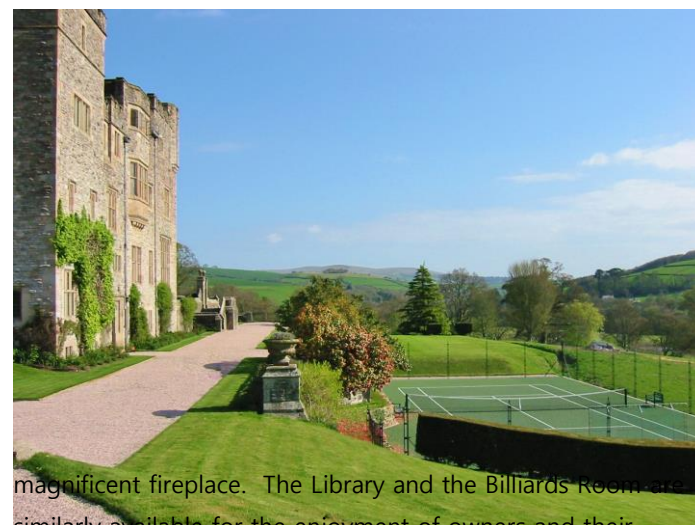
Flete House is set in over 12 acres of truly stunning gardens and grounds. Amenities include an all weather tennis court, croquet lawn, Italian Garden, Water Garden and Parkland. There are a number of terraces suitable for quiet contemplation of the stunning views, or even al fresco dining. Owners can enjoy gentle walks through the grounds and perhaps a picnic at one of the vantage points enjoying panoramic views over beautiful rolling countryside.



Access to Flete Estate □ Eight Miles of Country Walks Application can be made to the Flete Estate Office, for access along eight miles of private carriage drives, through woods and fields and for use of the private beach at Mothecombe.

### Beautiful Private Apartments □ Grand Shared Spaces

In addition to the apartment that you buy at Flete House, owners are encouraged to use the beautiful and very grand reception rooms. The panelled Dining Room is open to owners and their guests who might then relax over coffee in the Drawing Room with its views of the gardens and its'



magnificent fireplace. The Library and the Billiards Room are similarly available for the enjoyment of owners and their guests.

### Staffing and Security

Flete House is attended by staff 24 hours a day, seven days a week. Yours security and peace of mind are assured by the presence of courteous and helpful Flete Management staff.

### The Guest Suite

A stylish suite for the use of family and friends who cannot be accommodated in an owners' apartment.

### Service and Maintenance Charges

The current service and maintenance charge is circa £1000 per calendar month. This charge is made up of costs common to all the apartments such as Buildings Insurance, Maintenance, Gardening Staff, Cleaning Staff, 24 hour security and 'concierge' staffing, a staffed dining room, window cleaning etc. In addition to all this, the individual service charges of owners, including electricity, lighting, central heating in apartments, water and drainage is included in the monthly charge.

### Services

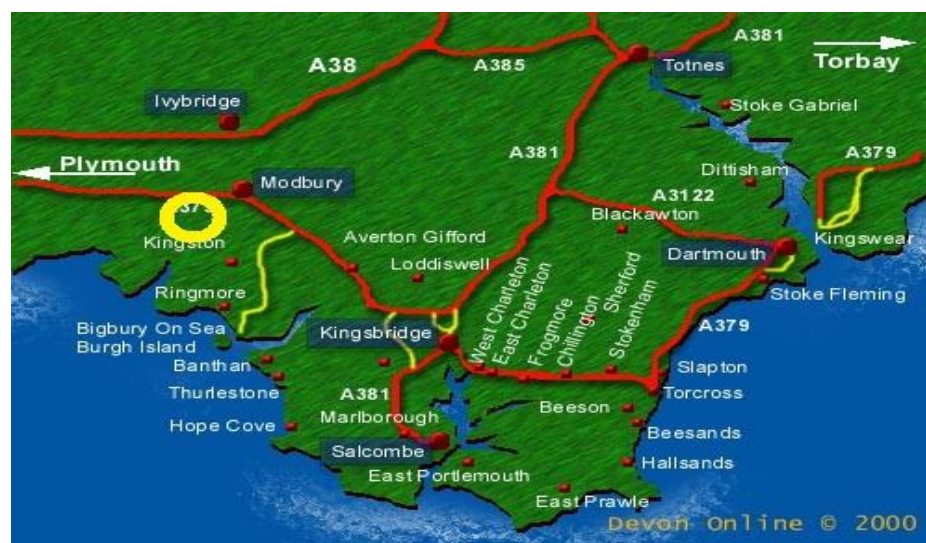
Apartments are served by central heating, mains water and electricity. This is all included in the maintenance charge.

### 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.

### Council Tax

Owners are responsible for their own Council Tax.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and



### Modbury

3 Church Street, Modbury, Ivybridge, Devon, PL21 0QW

T 01548 830831

E modbury@luscombemaye.com

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