

6 FALLAPIT HOUSE

THE FALLAPIT ESTATE, EAST ALLINGTON, TOTNES



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EAST ALLINGTON, TOTNES, TQ9 7AT

Village centre about ½ mile • Kingsbridge about 4 miles
Dartmouth about 9 miles • Slapton Sands about 5 miles
(Distances are approximate)

*A beautiful two storey apartment
set within an exquisite Grade
II listed building in a setting of
about 20 acres of parkland*

Communal entrance hall • Private entrance hall, cloakroom
Kitchen / breakfast room • Sitting / dining room

3 double bedrooms, en suite shower room to the master
and a further family bathroom

External storage area • Shared cellar and bin store
Boat park • Reserved parking

Parkland of about 20 acres





SITUATION

East Allington is a popular village situated in the heart of the South Hams. The village offers a pub, village shop, primary school and church and is surrounded by wonderful rolling countryside. The nearest town is Kingsbridge (4 miles) with a lovely high street offering a varied selection of independent shops, cafes and restaurants, in addition to two supermarkets, a leisure centre, a cinema and the 'outstanding' secondary school, KCC. The A38 Devon Expressway leading to Exeter and Plymouth is about 9 miles distant and the train station at Totnes which offers a regular service to London in under 3 hours is also about 9 miles.

DESCRIPTION

Fallapit House is a beautifully presented Grade II listed building that was completely renovated in 2008 and reconfigured to provide 8 apartments. Number 6, is an immaculate home with accommodation arranged over two floors and offers superb views overlooking the parkland and lake. The interior is finished to a very high specification and includes an Italian designed kitchen with Neff integral appliances including an oven and warming drawer, 5 ring gas hob, microwave, dishwasher, coffee station and wine fridge. There is a concealed washer / dryer and walk in pantry cupboard. The living / dining room is a beautiful room with high ceilings, wooden floor and bay window. The entrance hall with marble floor offers a coat cupboard and cloakroom and stairs ascend to the first floor with 3 double bedrooms, all with superb views. The master bedroom is an impressive room with wall to wall wardrobes, large bay window and en suite shower room.

GROUND

The grounds extend to about 20 acres and are largely parkland with paddocks, woodland, arboretum and orchard. The lake is a magical feature with landing jetty and places to sit and enjoy the wildlife. There is a dedicated outside lockable store suitable for bikes etc, a communal boat park and reserved parking.





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Approximate Gross Internal Area:
155.5 sq.m. / 1,673.8 sq.ft.



SERVICES

Mains water, electricity, gas. Private drainage.

999 years lease, freehold owned by the owners ie $\frac{1}{8}$ share, no holiday rental permitted.

OUTGOINGS

South Hams District Council
Tel: 01803 861234

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS

From Totnes, follow the A381 towards Kingsbridge, following the road through Halwell and once in The Mounts, turn left towards East Allington and then left again towards Fallapit. Drive through the main entrance to Fallapit Estate and continue along the drive until reaching the parking area. Walk through the stone arch and the doors to the house will be found on the right.

VIEWINGS

Strictly by appointment with Savills.

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