THE COACH HOUSE

COLMER ESTATE | DEVON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

The Coach House
Modbury | Devon | PL21 0SG

AT A GLANCE
A three-bedroom, single-storey holiday home with an enclosed patio and garden and access to 28 acres of estate grounds.

THE PROPERTY
Set among the converted buildings of the Colmer Estate, The Coach House combines the ease of a three-bedroom, detached, single-storey holiday home with an unusually broad choice of shared grounds and leisure facilities.

An opening in the hedge leads into its own garden with a paved patio and a lawned area, enclosed by evergreen hedging and stone walling. It is a pleasant place to sit outside or dine in warmer weather.

Inside, the accommodation is all on one level, with the main living area arranged as an open-plan space for sitting, dining and cooking. French doors open from the living area onto the garden, while the U-shaped fitted kitchen has white cabinetry, an oven, hob and integrated fridge, with a peninsula separating it from the dining area.

The three bedrooms are all of excellent size with the master bedroom having an en-suite shower room. A well-appointed bathroom completes the spacious accommodation. The arrangement gives guests separate sleeping space while keeping the main living area sociable and straightforward to use.

THE ESTATE & SETTING
The Colmer Estate extends to approximately 28 acres, with lawns, established trees, a lake and the original Victorian walled garden. Owners have access to an indoor pool and seasonal outdoor swimming pool, a tennis court, table tennis and a small gym.

The grounds also offer places for picnics and games, a children's adventure area and a log cabin used as a games room. The estate lies in the South Devon countryside, approximately six miles from the coast, with Dartmoor to the north. The Coach House offers a base for time spent by the sea or exploring the wider countryside, with the estate's own facilities close at hand.

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Property Details

Services:	Mains electricity and water. Private drainage (covered by the service charge). Electric combi-boiler central heating.
EPC Rating:	Current G ; potential D
Council Tax:	Buisness Rated
Tenure:	Leasehold, with Share of Freehold (contact agent for more details)
Authority:	South Hams District Council

Key Features

- Detached, single-storey holiday home
- Three bedrooms and a family bathroom
- Open-plan sitting and dining area with U-shaped fitted kitchen
- Hedge-enclosed patio and lawned garden for outdoor seating
- Access to indoor and outdoor pools, a tennis court and gym
- Shared lake, walled garden and woodland walks
- One allocated parking space and visitor parking

Service Charge

Service Charge The service charge is currently £5,320 per annum (for all estate services, the pool areas and grounds maintenance), with an additional payment to the investment funds of £1,350 per annum (this includes a capital fund, contingency fund and water treatment fund).

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Leave the A38 at Wrangaton Cross, signposted Ermington, Yealmpton and Modbury. After about half a mile you will come to a crossroads; go straight over following signs for Loddiswell. After three miles you will arrive at California Cross. Turn left just before the garage and the Colmer Estate is one hundred yards on your right. Follow the drive over two cattle grids and the visitors' car park is straight ahead.

Viewing

Strictly by appointment with the sole agent, Marchand Petit, Modbury.



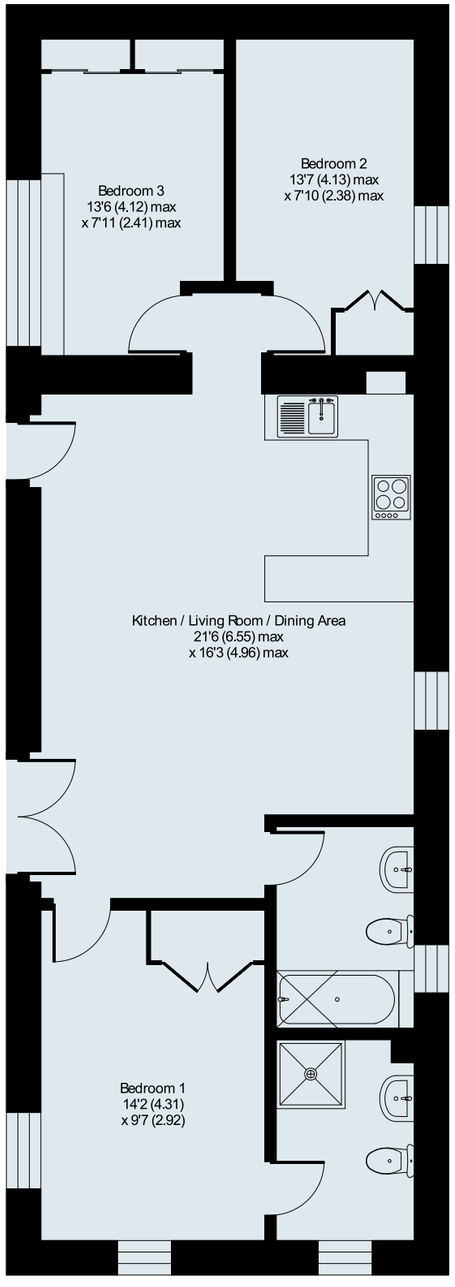


FLOOR PLAN

Approximate Area

821 ft² (76.3 m²)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Marchand Petit Ltd.

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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.