



**Palk Carew, Marley, South Brent**  
TQ10 9JX

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS









## Guide Price £350,000

An exquisite 2nd floor apartment within an impressive Grade II\* Listed former Manor House, with wonderful communal grounds, tennis court and idyllic lake. The apartment is arranged with 2 bedrooms, sitting room, kitchen and 2 ensuites. Marchand Petit sold the property to the current owners 8 years ago. Since then, it has been substantially refurbished and continues to be maintained to a very high standard. The property also benefits from a single garage and allocated parking space.

Communal stairs leading up to the 2nd floor. On entering the apartment, the hall provides excellent storage, one of which is used as a utility, currently housing washing machine, tumble dryer and freezer. The long inner hall, with a rear aspect window illustrates the grand design of tall ceilings and decorative mouldings. The sitting/dining room has a front aspect with two large sash windows, complete with timber shutters, enjoying superb views over the grounds and tennis court, and finished with a decorative fireplace and solid fuel fire. The modern kitchen enjoys the same views over the grounds through large sash window and timber shutters. The kitchen is fitted with an array of matching base and wall units Corian worktop and sink. Integral appliances include AEG Induction Hob and AEG pyrolytic oven, AEG refrigerator, dishwasher, InSinkErator All-In-One -Tap. The kitchen is completed with electric under-floor heating.

Both bedrooms are excellent in size, echoing the wonderful features of tall ceilings and decorative fireplaces. They also benefit from an ensuite shower with electric under-floor heating and electric towel rails. Bedroom 1 also has fitted wardrobes.

The beautiful communal grounds wrap around the former Manor House, leading from a gated drive, through woodland to open lawns. The grounds include an idyllic lake and a tennis court. Palk Carew includes a single garage and an allocated parking space.

The Marley Estate has had a long period of ownership by the Savery family from the mid-1500s lasting until 1711. The house was partly demolished and rebuilt in the 18th and 19th centuries and was occupied by several different families, ending with the Palks and the Carews. For most of the 20th Century it was occupied by an Order of Nuns, the Bridgettines and renamed by them as Syon Abbey. Marley House was restored and the Dower Houses added in 1990s, as a private gated estate of 17 dwellings which complement the Grade II\* listed Manor House and extensive grounds.

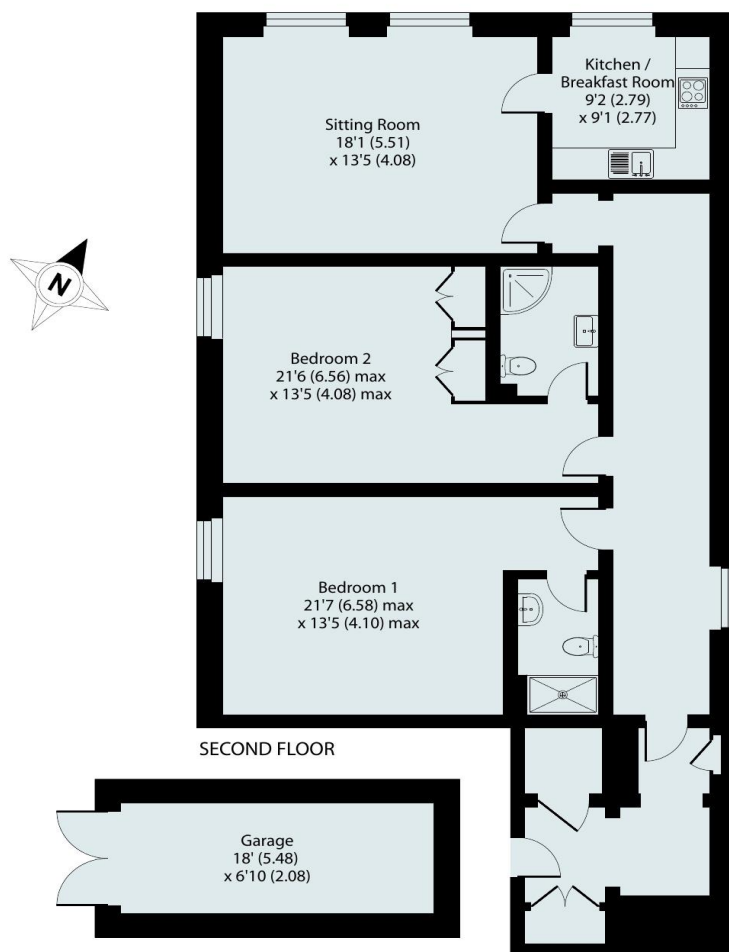
### KEY FEATURES

- Set within an impressive Grade II\* Listed Manor
- Gated Development and communal gardens
- Over 1,300 sq. ft of beautifully presented accommodation
- Character features including large sash windows
- 2 bedrooms and 2 ensuites
- Wonderful views over the communal grounds
- Single garage and an allocated parking space

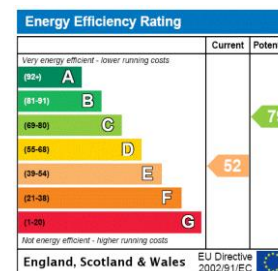
BEDS 2 | BATHS 2 | RECEPS 1 | EPC E | COUNCIL TAX BAND E | TENURE LEASEHOLD

Marchand Petit, 4 Broad Street, Modbury, Devon, PL21 0PS Tel: 01548 831163  
modbury@marchandpetit.co.uk www.marchandpetit.co.uk

Approximate Area = 1323 sq ft / 122.9 sq m  
 Garage = 123 sq ft / 11.4 sq m  
 Total = 1446 sq ft / 134.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.



## LOCATION

The Marley Country Estate is situated to the southern edge of Dartmoor, otherwise known as the last great wilderness in England. Dartmoor is a diverse and fascinating area covering some 365 square miles, 5,500 acres. The moor offers excellent walking and riding countryside. The South Hams district is well known for its fabulous beaches including Blackpool Sands, Thurlestone, Bantham, Slapton, and Hope Cove. Excellent shopping facilities are available in Totnes, along with all the town's amenities and more localised shops in nearby South Brent.

## DIRECTIONS

From the Plymouth via the A38, take the exit for Paignton/ Marley Head, at the roundabout take the 1st exit and continue over the fly over, at the next roundabout take the first exit into the entrance for Marley House where one of our representatives will meet you at the security gates to gain access to the property and grounds.

## 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.

## VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office. Tel: 01548 831163

## IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**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.

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