

# WOODSIDE, COLMER HOUSE

## COLMER ESTATE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# WOODSIDE, 3 COLMER HOUSE

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## AT A GLANCE

Located on the ground floor of the historic Colmer Estate, this recently renovated apartment combines period charm with modern comfort. It offers two bedrooms, a private garden, allocated parking, and access to superb facilities including pools, tennis courts, a fitness suite, and a wildlife lake.

## ACCOMODATION

The ground floor apartment has been fully renovated to a high standard and is thoughtfully arranged for modern living. The open-plan kitchen, dining, and living area forms the heart of the home, with high ceilings, large sash windows, and a newly fitted contemporary kitchen complete with integrated appliances and breakfast bar. The space is light-filled and welcoming, ideal for both everyday use and entertaining.

The principal bedroom is generously sized with a charming bay window, while the second bedroom is bright with a fitted cupboard. The bathroom is newly appointed with a modern suite and stylish finishes, and the entrance hall provides a warm welcome with useful storage.

## OUTSIDE

The apartment benefits from an extensive private garden, a rare feature within the estate. The level lawn is bordered by mature shrubs and trees, offering privacy and a peaceful outlook, while a terrace provides the perfect spot for outdoor dining. To the front of the Main House, there is allocated parking within the grounds.

## THE ESTATE

Set within 28 acres of mature grounds, fields, and woodland, the Colmer Estate offers residents exclusive use of superb facilities, including indoor and outdoor heated swimming pools, a tennis court, a fitness room, and a picturesque wildlife lake.

## LOCATION

The Colmer Estate lies in the heart of the South Hams, one of Devon's most sought-after regions and designated as an Area of Outstanding Natural Beauty. Known for its rolling countryside, maritime heritage, and stunning coastline stretching between Torbay and Plymouth, the area offers sandy beaches, charming villages, and easy access to Dartmoor National Park. It is a place where rural tranquillity meets coastal living, complemented by quality local produce, culture, and scenery.







# PROPERTY DETAILS

Property Address	Woodside, 3 Colmer House, Colmer Estate, PL21 0SG
Mileages	Kingsbridge - 5 miles   A38 - 4 miles   Totnes - 7 miles
Services	Mains Electric & Water. Shared Private Drainage. Electric CH (panel & underfloor)
EPC Rating	Current - E   Potential - D
Council Tax	South Hams District Council   Band A
Tenure	Leasehold - 972 Years Remaining
Management Fees	£7307.48 (paid bi-annually) to T.C.E.F. Limited
Directions	Leave the A38 at Wrangaton Cross (signposted Ermington/Yealmpton/ Modbury). Continue for half a mile and go straight over the crossroads, following signs to Loddiswell. After 3 miles, turn left just before the garage at California Cross. The Colmer Estate is 100 yards on the right; follow the drive over two cattle grids to the visitors' car park.
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.
Viewing	Strictly by appointment with the sole agents, Marchand Petit, Modbury Office. Tel: 01548 831163

## KEY FEATURES

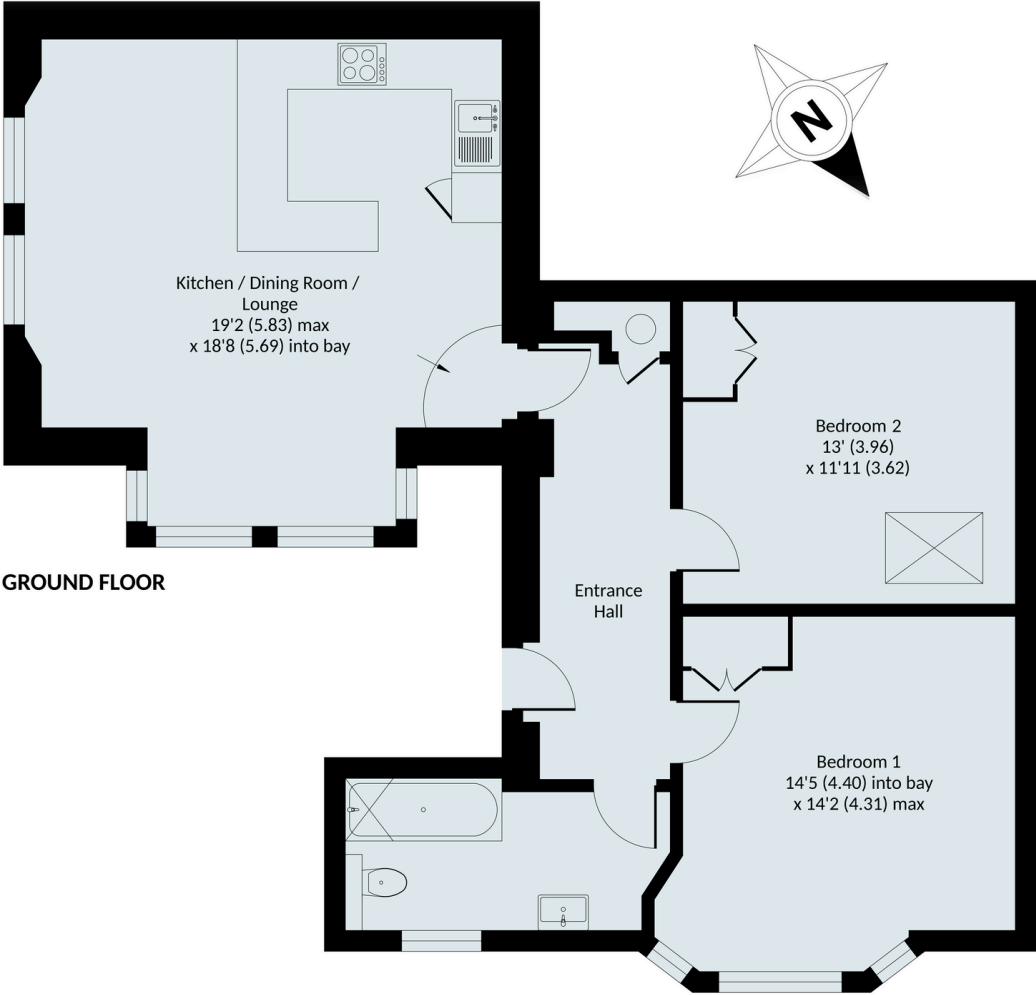
- Beautifully presented ground floor apartment
- 2 bedrooms
- Enclosed private garden
- Superb holiday home
- No onward chain



# FLOOR PLAN

Approximate Area = 847 sq ft / 78.6 sq m

For identification only - Not to scale



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.

DARTMOUTH	TOTNES	KINGSBRIDGE	MODBURY	SALCOMBE	NEWTON FERRERS	LETTINGS	PWCH
01803 839190	01803 847979	018548 857588	01548 831163	01548 844473	01752 873311	01548 855599	01548 855590