



Millers Loft • Modbury



Escape to the picturesque Millers Loft, nestled within the stunning Colmer Estate. This 2-bedroom barn conversion is a tranquil haven accessed via a private south-facing courtyard, making it the ultimate sun trap for those seeking relaxation and natural beauty.

Ascend the stairs to discover an open-plan layout that beckons you in with its warm embrace. The well-appointed kitchen features a harmonious blend of wall and floor cupboards, offering ample storage solutions. There is a generous amount of countertop space and a modern fitted oven and an efficient electric hob. The fully fitted kitchen, seamlessly merges with a spacious living and dining area.

A large bay window bathes the room in natural light, creating an inviting atmosphere. An alcove offers storage space or a cozy desk nook, perfect for remote work or creative pursuits.



Millers Loft at Colmer Estate: Your Charming Countryside Retreat

Venture to the second floor to find two generously-sized double bedrooms, each adorned with fitted wardrobes for all your storage needs. The master bedroom boasts a large bay window, allowing an abundance of light to flood in, creating a serene retreat. The adjacent family bathroom adds an extra touch of convenience to this charming property.

The property is the perfect country retreat with the use of amazing facilities on the Colmer Estate including indoor and outdoor heated swimming pool, tennis courts, fishing lake, use of 28 acres of woods and fields, and a fitness room.

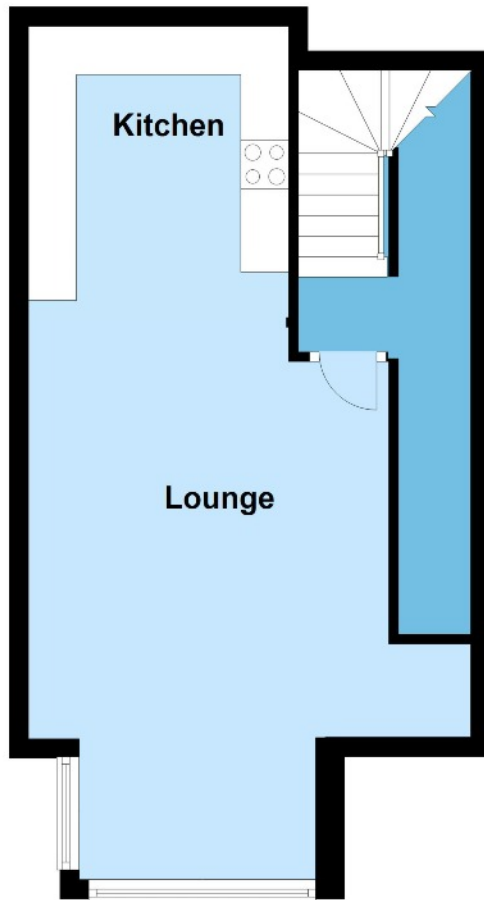
Each owner has a 20th freehold share of the 28 acres. The property has one allocated parking space and plenty of visitors parking.

Millers Loft has been run as a successful holiday let for over the last 20 years and provides a great investment opportunity or the perfect rural lock-up-and-go. The location of the Estate is in the perfect position being only a 15-minute drive to local beaches, 20 minutes to Salcombe, 10 minutes to the A38, and a short walk away is the lovely pub of California Cross, a convenience store, and a petrol station.



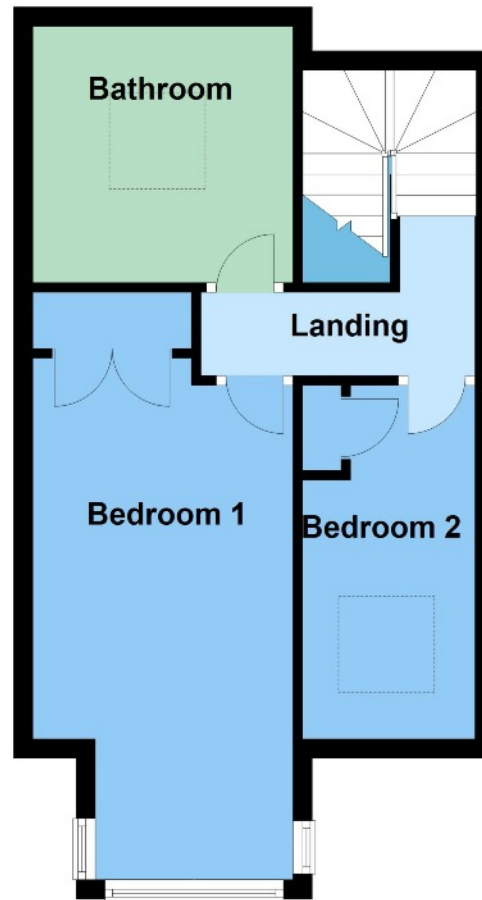
First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Second Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 72.9 sq. metres (784.9 sq. feet)

Tenure: Leasehold of a remainder of 999 years from 1998 with a share of freehold of management company

Council Tax: We are advised that if the property is let for business use then it is eligible for zero business rates to meet the current business rate criteria. If the property is not let council tax would be payable.

Services: Mains electricity, water and private drainage.

Service Charge: Payable in two instalments of approximately £2500 in October and April . Total per annum is approximately £ 5000. These funds are for the upkeep of the communal grounds, facilities and day to day running's of the estate. There is an additional contribution towards the sinking fund payable in two six monthly instalments of approximately £125. Total sinking fund contribution of approximately £250 per annum.

Directions: From Kingsbridge head towards Loddiswell and continue through the village heading on the B3196 until you reach California Cross, take the right at the junction and first right again just after the Spar garage signposted towards Moreleigh, Halwell and Dartmouth. Continue down the lane and just a short while on your right hand side will be the entrance of Colmer Estate, drive through the stone walls to the parking areas.

Please note the property cannot be used as a main residence.

Viewing's: Very strictly by appointment only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)			
D (55-68)			67
E (39-54)		43	
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

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