



Shepherds



Shepherds Barline

Beer, Seaton, Devon, EX12 3LW

Beer Beach 0.6 miles; Lyme Regis 9.7 Miles; Honiton 10 miles

A stunning early 20th century coastal property enjoying expansive views over Lyme Bay, with beautifully landscaped gardens and a large off-road parking area.

- Great views over Lyme Bay
- Architecturally Forward
- Off-Road Parking
- Prime Coastal Property
- Freehold
- No Chain
- Wonderful Gardens
- Period Features
- Council Tax Band G

Guide Price £775,000

SITUATION

The property is situated part way along a no-through road positioned above the centre of the village with fabulous views across the rooftops to Lyme Bay. Beer nestles on the World Heritage Jurassic Coastline and is a typical example of an unspoilt Devon fishing village. It is famous for its quarried stone that has been used in many historic buildings such as Exeter Cathedral and St Pauls Cathedral. Beer has a variety of shopping and recreational amenities which include restaurants, public houses, post office, galleries, two churches, doctors surgery and sailing club. Some 8 miles to the west is the Regency town of Sidmouth with an extensive variety of shops including an out of town Waitrose. Exeter is approximately 22 miles to the west and has excellent shopping, sport and leisure facilities, international airport and a main line rail link to London (Paddington). Colyton Grammar School, one of the country's top mixed state schools is also within easy reach, being about 4.5 miles away.



DESCRIPTION

Designed by the highly regarded architect David Carr and constructed in 1912 - the property has a raft of Arts and Crafts style period features including; gothic doors, period joinery, and parquet flooring, with more modern improvements such as aluminium framed sliding doors, which overlook the fantastic views.

The accommodation includes, a lovely entrance hall, WC, split level sitting room arranged to enjoy the view with a feature fireplace and a dining room centred on an additional fireplace adorned with arched alcoves.

The kitchen has a range of base and eye level units with gas 4 ring hob, built in electric ovens and space for a dishwasher.

There is a rear lobby, plus a utility room and boot room.

On the first floor are three double bedrooms, the largest of which has fitted wardrobes, amazing views to the sea and an ensuite bathroom. There is a stylish family shower room with airing cupboard.

GROUNDS

The gardens are wonderfully landscaped with strategically positioned terraces interlinked by paths and steps to make the most of the privacy, views and sun throughout the day.

The landscaped gardens expand with a large lawn surrounded by herbaceous borders well sheltered on two sides with mature shrubs. There is a timber garden shed for storage. In addition, there is also a large off road parking area, with a side gate running down to the property.

SERVICES

Mains drainage, electricity, water and gas.

DIRECTIONS

what3words: // ///musical.slopes.polygraph



These particulars are a guide only and should not be relied upon for any purpose.



Shepherds, Barline, Beer, EX12 3LW

Approximate Gross Internal Floor Area = 156.9 sq m / 1689 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	