



Seascape







# Seascape Harepath Hill

Seaton, Devon, EX12 2TA

Seaton Sea Front and Town: 1.9 miles Axminster: 6.6 miles Honiton: 10.6 miles

Immaculately presented and fully renovated by the current owners, this stunning home enjoys a peaceful setting within easy reach of the Jurassic Coast.

- Beautifully presented
- 2 en suites and family bathroom
- Sitting room with woodburner
- Games room and gym
- Freehold
- 4 double bedrooms
- Superb kitchen/diner
- Orangery
- Garage
- Council Tax Band G

Guide Price £1,500,000

## Stags Honiton

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## SITUATION

Idyllically situated on a private lane, which is a no-through road, on the edge of the village of Colyford. The village benefits from an active community and offers a range of facilities including two pubs, a cafe, post office/general store, a butcher's, a church and a village hall. The house is a short walk from the nationally renowned Colyton Grammar School.

The historic town of Colyton is situated about a mile away, providing an excellent selection of local facilities; post office, primary school, pharmacy, Parish church, library, vet, fishmonger, garden centre, bike shop, gym, fish & chip shop, pubs, tea rooms and cafes. Sports clubs abound. Tennis, cricket, football, golf, sailing and canoeing are all available nearby.

To the south within easy reach, is the spectacular Jurassic Coast, designated a World Heritage Site, and including well known towns and villages such as Lyme Regis, Seaton, Branscombe, Beer and Sidmouth. For wildlife enthusiasts, the Seaton Wetlands and Holyford Woods nature reserves are within a short distance from the house.

The area has good rail links to London. Axminster station, just under 6 miles north of Colyford, provides services to Waterloo. The city of Exeter, 22 miles to the West, offers the amenities you would expect, also including mainline rail services to London.

## DESCRIPTION

This impressive property offers generous and versatile accommodation, thoughtfully designed to maximise light and space. Upon entering, floor-to-ceiling doors and windows flood the entrance hall with natural light, leading seamlessly into a newly fitted kitchen/breakfast/dining area. The kitchen features an extensive range of units, a larger cupboard, integral appliances, and a stunning Brazilian quartzite-topped island with integrated electric points - perfect for both family life and entertaining.

The kitchen opens through to a recently added Orangery, providing a delightful space to relax and dine while enjoying uninterrupted views of the surrounding countryside. Doors lead directly to the rear patio, ideal for indoor-outdoor living.

The dual-aspect living room benefits from both windows and French doors leading to the decking area, with a cosy woodburner and wooden mantel creating a charming focal point. A versatile Games Room/Gym also opens onto the decking, capturing panoramic views over the Axe Valley and towards the sea.

A dedicated home office offers a quiet space for remote work, leading through to a well-equipped laundry room and a practical boot room - complete with a fully functional dog shower. The adjoining insulated garage includes a useful attic space, offering potential for conversion into an annexe (subject to necessary planning consents).





Upstairs, there are four generous double bedrooms, two feature high-spec en-suite shower rooms.

The main bedroom is a standout feature, benefiting from its own private balcony that offers stunning, far-reaching views across the Axe Valley and towards the sea in the distance - a perfect spot to enjoy morning coffee. The room includes built-in wardrobes and a high-quality en-suite shower room, complete with a luxurious walk-in shower and stylish contemporary fittings.

The luxurious main bathroom includes a freestanding bath and a large separate shower, all finished to an exceptional standard.

### OUTSIDE

The property is approached via a shared private lane just off the A3052, which leads to electric gates to a paved driveway that offers generous parking for multiple vehicles.

Positioned within a plot extending to approximately 0.35 acres, the home is surrounded by beautifully maintained gardens. To the front, a lawned area and a generously sized decked terrace with feature lighting create a wonderful space for outdoor dining or entertaining, all while enjoying captivating views across the Axe Valley and out towards the distant sea.

Further seating areas can be found at the lower end of the garden, nestled among mature trees, flowering borders, and established shrubs, offering both privacy and seasonal colour.

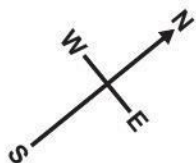
Access around both sides of the property leads to a range of useful storage sheds and discreet utility areas, guiding you to the rear patio - a beautifully positioned entertaining space that takes full advantage of the open countryside views across rolling fields, providing an idyllic setting to relax and watch the sunset.

### SERVICES

Mains Water and Electricity. Private drainage, sewage treatment plant installed in 2024. Oil fired central heating. Oil fired underfloor heating to the ground floor and radiators to the first floor. The Orangery has electric underfloor heating. Broadband is currently with Starlink.

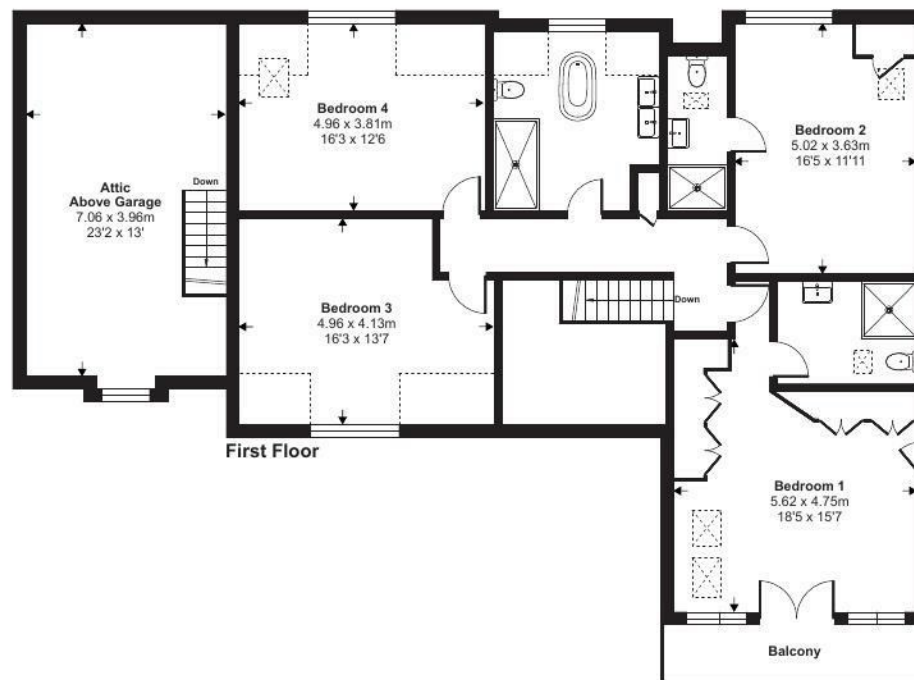
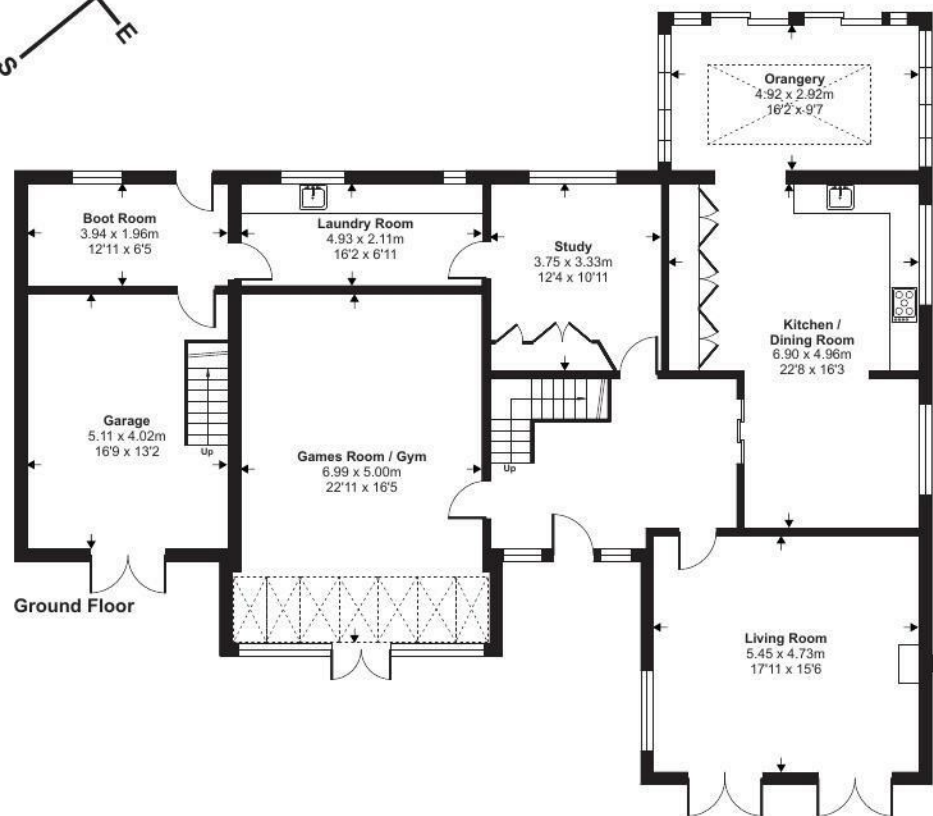
### DIRECTIONS

What3Words: ///amends.reclusive.charging



Approximate Area = 2747 sq ft / 255.2 sq m  
Limited Use Area(s) = 94 sq ft / 8.7 sq m  
Garage = 626 sq ft / 58.1 sq m  
Total = 3467 sq ft / 322 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). © nitchecom 2025. Produced for Stags. REF: 1326197



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      | 76        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



