



Barafundle



# Barafundle

, Seaton, Devon, EX12 2HY

What3Words: ///solder.flipper.taxed

A well proportioned detached family home with generous living space, double garage and ample parking, located a short distance from the seafront.

- Four Double Bedrooms
- Kitchen/Diner
- Principle Suite with En-Suite
- Double Garage
- Freehold
- Sitting Room and Snug
- Sun Room
- Front and Rear Gardens
- Plenty of Parking
- Council Tax Band F

Guide Price £800,000

**SITUATION:** Seaton is a charming coastal town set within the Jurassic Coast, a designated UNESCO World Heritage Site, renowned for its dramatic scenery, rich natural environment and strong sense of community. The town enjoys an attractive beach and far reaching views across Lyme Bay, providing a wonderful setting for coastal walks.

Nearby Seaton Wetlands Nature Reserve offers a network of peaceful walking trails through unspoilt countryside, supporting an abundance of wildlife and birdlife. The popular coastal village of Beer lies close by and is well known for its picturesque setting, attractive coastline walks and excellent range of local amenities including shops, restaurants, public houses, galleries, a post office, doctors' surgery, sailing club and two churches. The historic town of Colyton is situated just a few miles away and provides a comprehensive range of local facilities including the highly regarded Colyton Grammar School.

**DESCRIPTION:** A glazed porch opens into a spacious entrance hallway, providing access to the principal reception rooms. The sitting room is a bright and welcoming space, centred around a woodburning stove and benefiting from double doors leading through to the rear sunroom, which offers an excellent opportunity for use as a home office or additional living space. Positioned on the opposite side of the hallway, the well proportioned snug is a versatile room, suitable for both everyday relaxation and entertaining.

To the rear of the property, the kitchen/dining room enjoys views over the garden and is well suited to family living. It offers a good range of fitted units together with an electric oven, gas hob and space for a fridge/freezer.

The first floor accommodation comprises four generous double bedrooms, including an impressive principal suite with a dedicated dressing area incorporating built in storage and a contemporary en suite shower room. The remaining three bedrooms are all well proportioned and are served by a family bathroom.

**OUTSIDE:** The property occupies an elevated position, set back from Burts Lane and approached via a sweeping driveway with front and rear gardens predominantly laid to lawn and interspersed with a variety of mature shrubs, providing a good degree of privacy and creating attractive planted borders. The rear garden features a generous patio terrace, readily accessible from the house and well suited to outdoor entertaining and al fresco dining. To the side of the property is a useful outdoor store, offering practical space for garden tools and equipment.

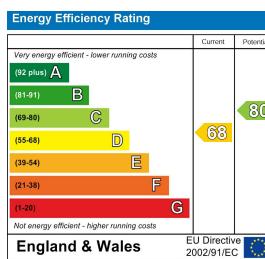
The front garden is attractively maintained with an expanse of lawn and incorporates a timber framed double car port. A large gravel driveway provides ample off road parking for several vehicles and leads to the double garage.

**SERVICES:** All mains services connected (water metered). Gas fired central heating. Standard and superfast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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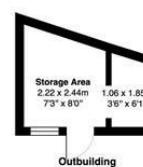
Barafundle, Bunts Lane, Seaton, EX12 2HY



Ground Floor



First Floor



Total Area: 208.4 m<sup>2</sup> ... 2243 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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