



## Upcott House

Old Beer Road, Seaton, Devon. EX12 2PZ







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A stunning and substantial period residence with a separate cottage and magnificent sea and coastal views.

- Entrance lobby and stair hallway
- Shower room, cloakroom and boiler room
- Basement
- Drawing room and study
- Stunning living/dining room with turret
- Kitchen and utility room
- Galleried first floor landing
- Principal bedroom with en-suite bathroom
- Three further bedrooms, bath/shower room and shower room
- Second floor bedroom (5) and bath/shower room
- The Lodge (cottage)
- Sitting room, kitchen/dining room, 4 bedrooms, 2 bathrooms and shower room.
- Utility and games room
- Gardens and grounds of approaching an acre
- Panoramic sea and coastal views

Guide Price £1,250,000

## Situation

Upcott House is located in a commanding position with breathtaking sea and coastal panoramic views from the house and grounds. It is located in Seaton Hole, which lies midway between the town of Seaton and the village of Beer, along the World Heritage Jurassic Coastline at Lyme Bay.

Beer is a typical example of an unspoilt Devon fishing village and has a wealth of history attached to it. It has a past steeped in tales of sea faring and smuggling and the quarried stone in Beer (which is present in much of the architectural detailing at Upcott House) has been used in many historic buildings such as Exeter Cathedral, St Paul's Cathedral, parts of Westminster Abbey and the Tower of London. It has a variety of shopping and recreational amenities which include restaurants, public houses, post office, galleries, primary school and sailing club.

Seaton is a popular and bustling coastal town which has an excellent range of facilities including many independent shops, pubs and restaurants, banks, doctors surgery, community hospital and new Jurassic Centre. It has a long esplanade and pebble beach, as well as the Axe Estuary and Wetlands which are a popular destination for avid birdwatchers.

The renowned Colyton Grammar School, one of the country's top mixed state schools is situated about 2.5 miles away on the



outskirts of the country village of Colyford. The market town of Axminster is approximately 7.5 miles to the north-east and has a good variety of shops, schools and leisure facilities with mainline rail link to London (Waterloo). The busy market town of Honiton lies some 11 miles away and is particularly well-known as an antique and book centre as well as having the usual range of shops, and also has a mainline rail link to London (Waterloo).

The county town of Exeter lies about 26 miles to the west and has excellent shopping and sporting facilities, theatres, art centre, mainline rail link to London (Paddington), small

international airport as well as M5 access.

Glorious country and coastal walks are close at hand over the myriad of footpaths in the near vicinity and the popular South West Peninsular Coastal Path stretches (for some 80 miles) along the south coast from which there are dramatic views over this ancient coastline.

## Upcott House

Upcott House is an imposing detached residence which was built in 1897 for a wealthy Naval Officer. The property was possibly designed by the renowned architect David Carr who



was responsible for many of Beer and Seaton's fine Arts and Crafts residences and is of traditional construction with Beerstone quoined flintstone elevations under a predominantly tiled roof. It has a particularly handsome front façade with its central tile-hung gable, balcony and columned veranda, as well as its turret which has Beerstone mullion windows.

Upcott House has been the subject of a comprehensive and sympathetic programme of restoration and refurbishment and is now found in superb order with high quality fittings and features. The property retains a wealth of period character with elegant rooms with high ceilings, ornate cornicing and fireplaces etc. However, it has been designed with a modern approach and decorated in beautiful, neutral pastel colours.

### The Lodge

The property also benefits from the The Lodge which sits to the rear of the main house and did, at one point, provide garaging. However, this has also been converted to a further three/four bedroomed cottage with large games room/store attached. It has a variety of uses and adds a great deal of adaptability to the property. It would be perfect for those with large or extended family or as a holiday cottage which it has been run as very successfully in the past, providing a useful income.

### Gardens and Grounds

The property is approached over a long sweeping drive leading to a huge parking area. The gardens surround the property and are, in the main, laid to sweeping areas of lawn which have been well planted and have a huge amount of maturity.

To the front and side of the property are paved terraces which take advantage of the spectacular panoramic coastal and sea views. There is also a large lawned area of garden behind The Lodge which could provide a separate garden for the cottage if one so wished.

In total the grounds extend to about 0.9 of an acre.







## Directions

From Seaton, take the B3174 Beer Road (west) out of the town and continue for about 0.7 mile, turning left on a sharp left hand bend (in a wooded section of the road), onto Old Beer Road. Continue along this road passing a green on the right and Upcott House is the last driveway on the left hand side.

## Local Authority

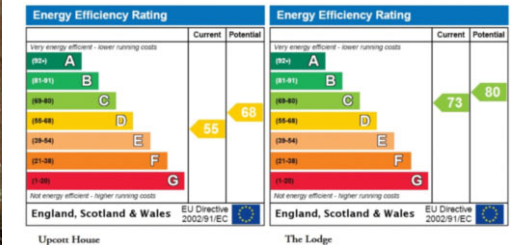
East Devon District Council -  
01395 516551

## Services

Mains electricity, mains drainage & water.  
Gas-fired central heating.

## Viewing

Strictly by appointment through  
Humberts Honiton Office - 01404 42456



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