



## Cloisters

7 Ryalls Court, Seaton, Devon. EX12 2HJ

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A beautifully presented and elegant portion of a magnificent Regency house on the World Heritage Jurassic Coastline with country, estuary and sea views

- Entrance lobby and reception hallway
- Drawing room with marble fireplace
- Dining room and cloakroom
- Kitchen and utility
- Principal bedroom with en-suite
- Guest bedroom with en-suite
- Two further bedrooms and bathroom
- Double garage and parking
- Just over half an acre
- Country, estuary and sea views

Guide Price £550,000

### Situation

Cloisters is situated in a slightly elevated position thus gaining splendid country and coastal views over the Axe Estuary and Axe Cliff to the east, with sea glimpses to the south. It is located on the prestigious Ryalls Court development which is centred around the handsome Grade II Listed country house, formerly known as Ryalls. Cloisters comprises a substantial portion of this Regency property and benefits from lawned gardens of just over half an acre.

Seaton is a popular bustling coastal town situated on the World Heritage Site colloquially known as the Jurassic Coast. It has a long esplanade and pebble beach and a good selection of shopping and recreational facilities. There are many walks, both coastal and country close to hand, as well as the Axe Estuary, which is a well-known location for serious bird watchers.

The renowned Colyton Grammar School is situated nearby on the







outskirts of the country village of Colyford. The market town of Axminster is approximately 7 miles to the north-east and has a good variety of shops, schools and leisure facilities with main line rail link to London (Waterloo).

The busy market town of Honiton lies some 14 miles away and is particularly well-known as an antique and book centre as well as having most of the usual multiples such as WH Smiths, Boots and Tesco and has a mainline rail link to London (Waterloo).

The county town of Exeter lies about 26 miles away to the west and has excellent shopping and sporting facilities, theatres, art centre, main line rail link to London (Paddington) and a small international airport, together with M5 access.

### The Property

Cloisters forms part of the country house formerly known as Ryalls and was built circa 1834 by Commander William Henry Baptist Proby, a well respected naval commander during the early part of the 19th century.

The original house has had an interesting and intriguing history and was used as a military hospital during the First World War, before becoming a girls' boarding school and subsequently a childrens' home. It was converted and divided into two houses by Prowting Homes in 1998 and restored to an exceptionally high standard.

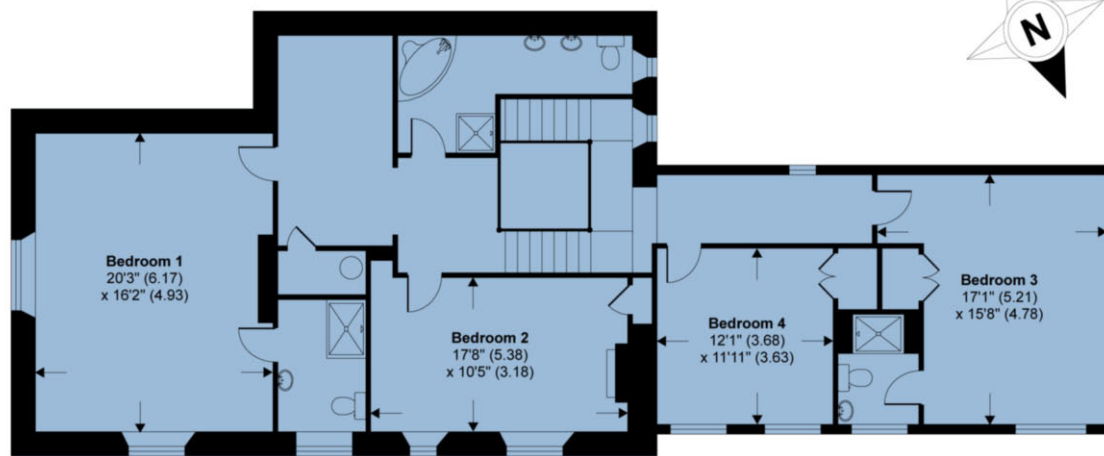
The property was built in the Gothic style and has handsome rendered exterior facades with classic arch top windows, drip mouldings, quoin detailing and castellated roof that is in the main slated. The accommodation is both spacious and beautifully presented. Worthy of particular mention is the elegant drawing room with attractive moulded cornices, marble fireplace and bay window with views over the gardens and town to the coast and countryside beyond. Cloisters retains a wealth of character features, all of which aid in creating the delightful period ambiance.

### Gardens and Grounds

Cloisters is approached over a shared tarmac driveway to a turning area providing parking for several vehicles. This also gives access to the integral double garage with up and over doors. The gardens at Cloisters lie to the front and side of the property and are mainly laid to lawn with a variety of mature trees that include Beech and Sycamore. The gardens are surrounded by mature hedging.



**For Identification Purposes Only, Not To Scale.**  
**TOTAL GROSS INTERNAL FLOOR AREA 3101 SQFT / 288 SQM**  
**MAIN HOUSE INTERNAL FLOOR AREA 2814 SQFT / 261.4 SQM**  
**GARAGE INTERNAL FLOOR AREA 287 SQFT / 26.6 SQM**



**FIRST FLOOR**



**GROUND FLOOR**

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## Directions

Travelling east on the A3052 coastal road between Sidmouth and Lyme Regis, turn right at Tower Cross (signposted Seaton) onto Seaton Down Road. Proceed down the hill for approximately half a mile, taking the fifth right into Ryalls Court. The driveway to Cloisters will be found just after the bollards on the left hand side.

## Local Authority

East Devon District Council -  
01395 516551

## Services

Mains electricity, water and drainage.  
Mains gas-fired central heating



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