







## 4 Templesheen Road, Elmer

Exceptional detached four bedroom house with one bedroom annexe in Elmer near the beach.



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- ▶ Detached House
- ▶ 2,180 Sqft
- ▶ Utility Room
- ▶ Separate Annexe
- ▶ Sizeable Shed
- ▶ No Onward Chain
- ▶ Dining Hall
- ▶ Four Bedrooms
- ▶ Ample Parking
- ▶ Private Beach Estate

An exceptional opportunity awaits to acquire a distinguished property that stands out from the rest. This detached four-bedroom house, complete with a separate one-bedroom annexe, is situated in the Elmer Sands Private Estate. Conveniently located within walking distance of the beach, this property also enjoys proximity to various local amenities.

Upon entering the main house, you are greeted by a charming dining hall that doubles as an excellent work-from-home space, depending on your preference. Moving through the hall, a spacious sitting room spans the entire depth of the property, featuring a triple aspect and doors opening out to the garden; the addition of a log-burning stove creates a warm and inviting ambience in this exceptional space. The kitchen is fitted with a range of shaker-style units, offering ample space for various appliances, and provides access to the utility room. Additionally, a cloakroom completes the ground floor accommodation.

Ascending to the first floor reveals four bedrooms, three of which are double rooms, each served by the shower room.

Externally, the property offers a driveway at the front for ample off-road parking, alongside a low-maintenance garden area. The rear garden, of generous size, is mostly laid to lawn with a patio area, a pond, and an array of plants and shrubs. Moreover, there is a sizeable shed for storage and a summer house.











Annexe



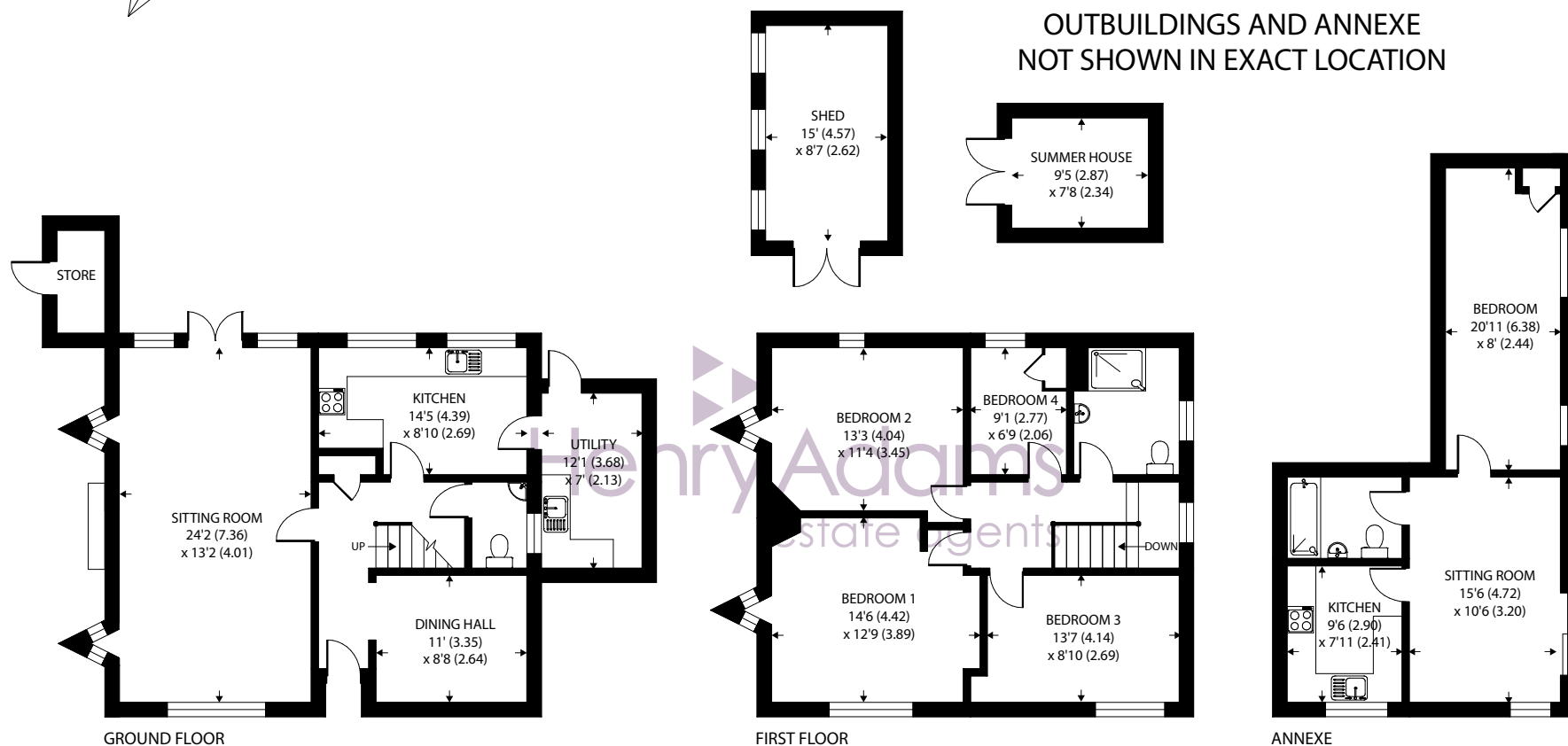
Annexe



Annexe



Annexe



Approximate Area = 1489 sq ft / 138.3 sq m (excludes store)

Annexe = 469 sq ft / 43.6 sq m

Outbuildings = 222 sq ft / 20.6 sq m

Total = 2180 sq ft / 202.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



A notable feature of this property is its separate annexe, comprising a sitting room, kitchen, bathroom, and bedroom. This annexe provides an ideal space for a dependant relative or potential use as a holiday let.

Private Road Charge: We understand the private road charge is approximately 105 p.a. plus £5 per car.

### Location

The popular Elmer Sands Private Estate is situated to the east of Middleton-on-Sea and benefits from direct beach access. Amenities can be found at nearby Middleton, which include a doctors surgery, pharmacy, post office, newsagents and a convenience store.

Council Tax Band: E

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