



Pipers Hill Highcliffe Crescent, Seaton, Devon, EX12 2PS

Offers In Excess Of £650,000 Freehold

- A stunning, characterful detached house with impressive sea views
- Living room and separate dining room
- Well fitted kitchen & utility area
- Excellent potential to develop further (STPP)
- Desirable, peaceful cul de sac location on desirable western side of Seaton
- Newly modernised home office/hobbies room
- Enclosed, landscaped surrounding gardens
- Three double bedrooms
- Family bathroom and en-suite shower room
- Large detached garage & ample parking

Pipers Hill Highcliffe Crescent, Seaton EX12 2PS

Pipers Hill is a spacious, detached house occupying a delightful, quiet cul de sac location on the western side of Seaton with open views towards the Axe Cliff and open sea whilst being within walking distance of the town/beach. The property has recently been carefully improved and modernised and offers very well presented family accommodation including on the ground floor a cloakroom, living room with fireplace, separate dining room, kitchen & utility area. On the first floor are three good sized bedrooms, the master bedroom has an en-suite shower room and there is also a family bathroom. A real feature of the house is the newly modernised, insulated home office/hobbies room (situated below the garage). The house benefits from gas central heating and sealed unit double glazing (some recently having been updated) throughout. Outside, to the front of the house timber gates lead to the wide driveway providing ample off road parking which in turn leads to the large detached garage with new electric roller shutter door.

In summary, Pipers Hill offers a rare opportunity to acquire a substantial detached residence with further clear potential (STPP) to develop further if so desired in a highly convenient & desirable location.



Council Tax Band: E



ENTRANCE

Front door leading to

RECEPTION HALL

Window with aspect over garden, useful built in storage cupboard, doors leading to

LIVING ROOM

15'7" x 10'10" (4.75m x 3.30m)

A bright dual aspect room with far reaching views towards the Axe Cliff, Portland and Axe Valley countryside. Feature stone fireplace with bespoke cabinetry either side forming storage.

DINING ROOM

12'02" x 9'08" (3.71m x 2.95m)

A dual aspect room with outlook over the gardens

KITCHEN

10'04" x 10'03" (3.15m x 3.12m)

Well fitted with work surfaces, drawer units, cupboard units, double drainer sink unit, integrated double oven, hob and hood over. Open view to the rear of the property across the gardens. Door to rear porch and utility area.

UTILITY AREA

Plumbing for automatic washing machine, gas fired boiler (new in 2022)

CLOAKROOM

Fitted with low level WC and wash hand basin.

HOME OFFICE/HOBBIES ROOM

12'03" x 8'07" (3.73m x 2.62m)

Situated to the rear of the garage and offering views over the gardens, fully insulated, usb points sealed unit double glazed door and window.

FIRST FLOOR

Landing with ornate balustrade, large storage cupboard with shelving & doors leading to

BEDROOM ONE

15'07" x 10'10" (4.75m x 3.30m)

A stunning dual aspect room with panoramic open views towards Axe Estuary, Axmouth Harbour and open sea beyond.

EN-SUITE SHOWER ROOM

6'8" x 4'03" (2.03m x 1.30m)

BEDROOM TWO

9'11" x 9'08" (3.02m x 2.95m)

Open views towards the coast, built in storage cupboard.

BEDROOM THREE

9'08" x 9'08" (2.95m x 2.95m)

Views towards Beer Head, range of built in wardrobes.

FAMILY BATHROOM

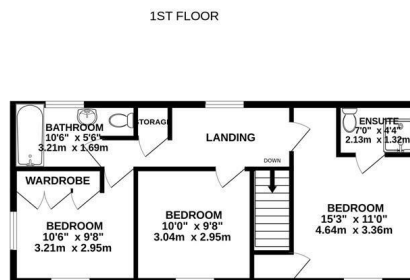
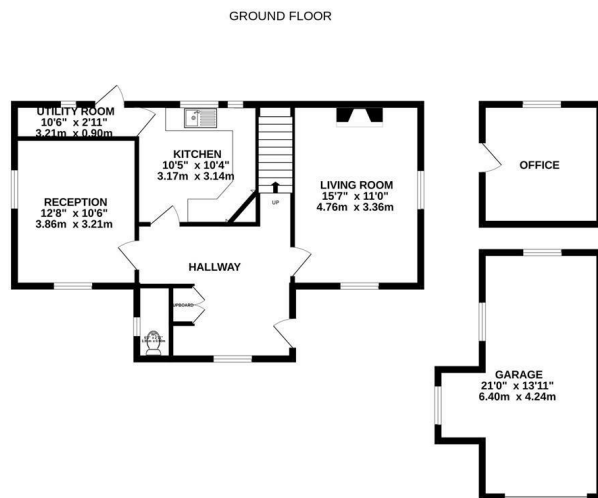
Fitted with white suite comprising a panelled bath with shower, glazed screen, low level WC and wash hand basin.

OUTSIDE

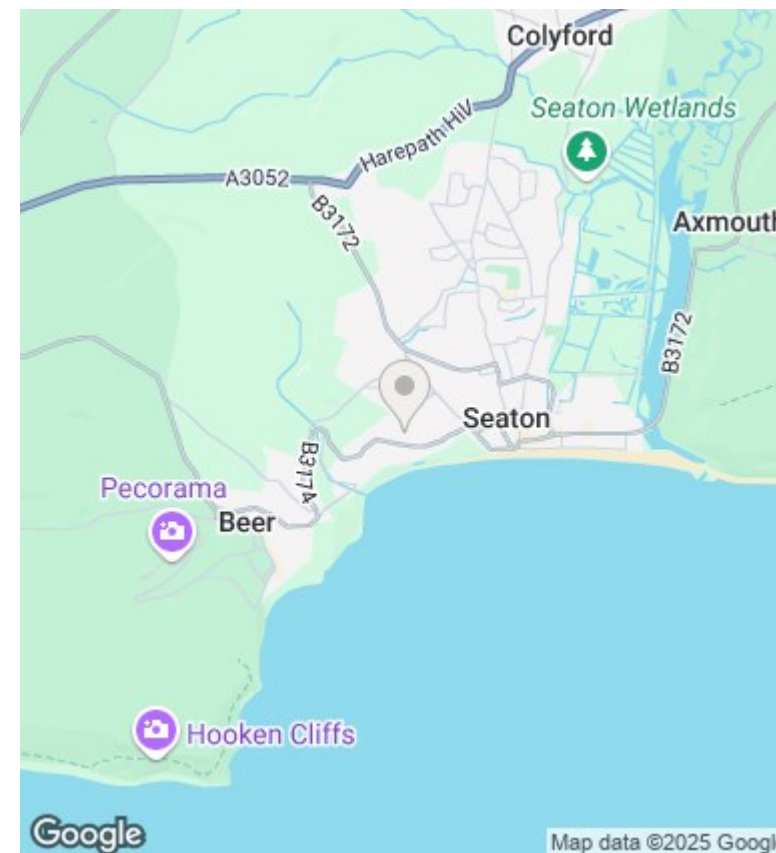
Extensive surrounding gardens which to the front are enclosed with hedging/fencing and laid to lawn. Pedestrian side access to good sized, fully enclosed lawned and sloping rear garden with variety of shrubs and plants.

AGENTS NOTE

Highcliffe Crescent is a private road



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(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	