



BEACON HILL HOUSE

Exmouth, Devon



AN ELEGANT AND SPACIOUS, LISTED, REGENCY HOUSE OF GREAT CHARM, NEAR TO THE BEACH AND WITH SPECTACULAR VIEWS OF THE SEA

Summary of accommodation

Ground Floor: Entrance and reception halls | Cloakroom | Drawing room | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility room

First Floor: Principal bedroom/bathroom suite | Three further bedrooms | Bathroom | Shower room

Second Floor: Two bedrooms | Bathroom

Lower Ground Floor: Snooker room | Extensive cellar | Workshop | Potential games rooms/gym/cinema room

Outside: Integral garage | Separate garage and workshop | Garden room | Store building | Walled gardens | Heated swimming pool

Planning permission has been granted for a terrace to the front of the drawing room.

Planning permission has also been granted for an extension to the rear of the house off the breakfast room

Distances: Exeter city centre 11 miles, M5 (Junction 30) 8 miles, Sidmouth 10 miles
(All distances are approximate)



SITUATION

Exmouth occupies a beautiful coastal location at the mouth of the River Exe Estuary. It is a traditional resort with promenade, Georgian architecture and a busy, bustling town centre with vibrant shopping area. There is a diverse selection of shops, cafés, pubs and restaurants, including the River Exe Café. The two mile beach with it's golden sands provides excellent opportunities for a variety of water sports, including windsurfing and kite surfing and there is a popular marina providing facilities for sailing. The town has a selection of primary schools and secondary school, as well as several private schools around the area, and golf courses include nearby Woodbury Park and East Devon in nearby Budleigh Salterton which is rated in the top 100 in England.

There are many opportunities locally for walking and cycling, including the Exe Estuary Trail, a 16 mile, mainly flat, cycle and walkway all around the estuary, and there are various ferries across the estuary. The Exe Estuary is an Area of Outstanding Natural Beauty. Also, the coastal path starts at

‘The Needle’ at Orcombe Point, denoting the start of the World Heritage coastline known as the ‘Jurassic Coast’. The South West Coast Path leads along the spectacular coastline towards the lovely nearby seaside towns of Budleigh Salterton and Sidmouth, as well as pretty coastal villages such as Branscombe and Beer.

Exmouth benefits from a train station with regular trains to Exeter, via the villages of Lympstone and Topsham. There is easy access to Junction 30 of the M5 motorway, Exeter airport and the university and cathedral city of Exeter itself, where there are stations with mainline connections to London (Paddington and Waterloo).

THE PROPERTY

Beacon Hill House is an extremely elegant Regency house of classic proportions and considerable charm.

The house is Listed as being of architectural or historical interest, Grade 2, and is described as being an ‘early 19th century square stuccoed house’. The property merits a Blue Plaque which states ; ‘built c 1820 as the first of a proposed crescent. Home of Richard Perring, formerly Clerk of the Cheque at Sheerness and Plymouth Dockyards, inventor of improved manufacturing technique for ship’s anchors and as used extensively by the Royal Navy’.

The house is situated on Louisa Terrace, which is an elegant residential road just above the Esplanade and the beach, facing essentially south and straight out to sea, as well as being an easy walk into the town centre and bus and rail stations.

From the driveway the entrance door beneath Greek Doric porch with fluted columns opens into the entrance hall and reception hall with elegant staircase rising. There is spacious family accommodation with the well proportioned, high-ceilinged rooms typical of the architectural period and many period features, such as attractive, ornate fireplaces, picture rails and decorative cornicing.





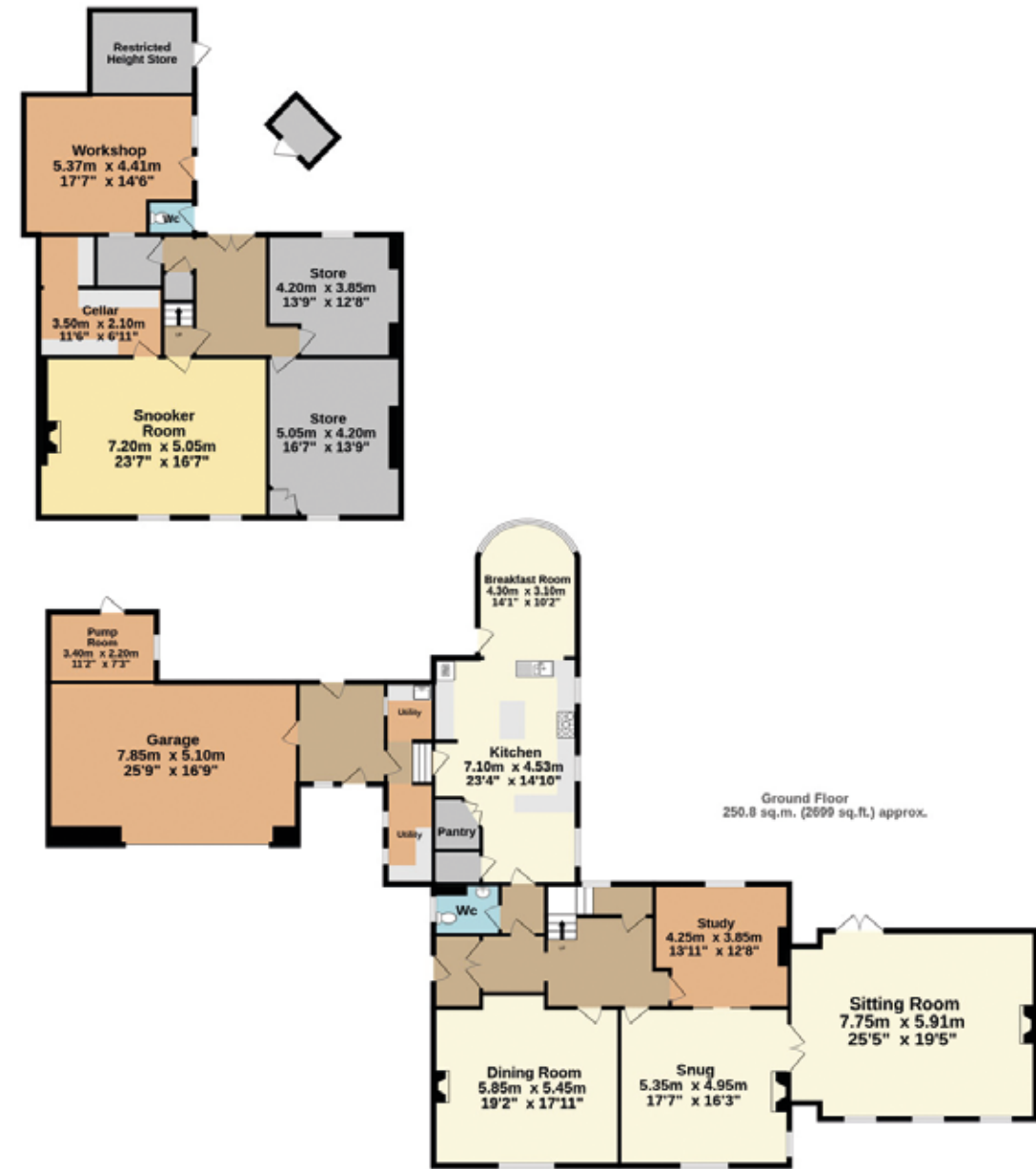
The main accommodation is on three floors, the front rooms enjoying spectacular sea views, and with lower ground floor below including snooker room and wine cellar. There are also two store rooms which have the potential to be changed to a gym or cinema room. Along the front of the house are the three main reception rooms and principal and second bedrooms above, with study behind and fully fitted kitchen and breakfast room to the rear.

The broad entrance drive with parking and turning area is to the front, leading to the garage/ workshop attached to the house.

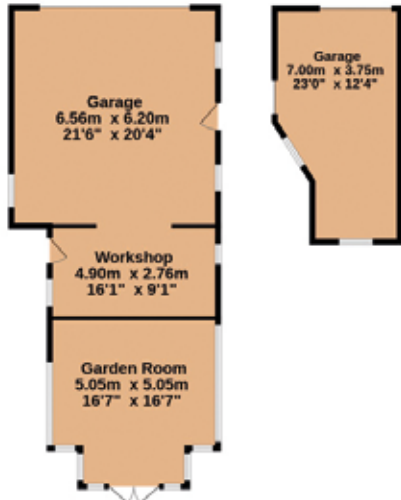
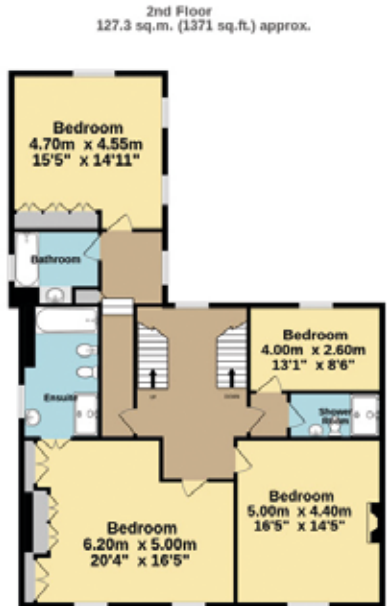
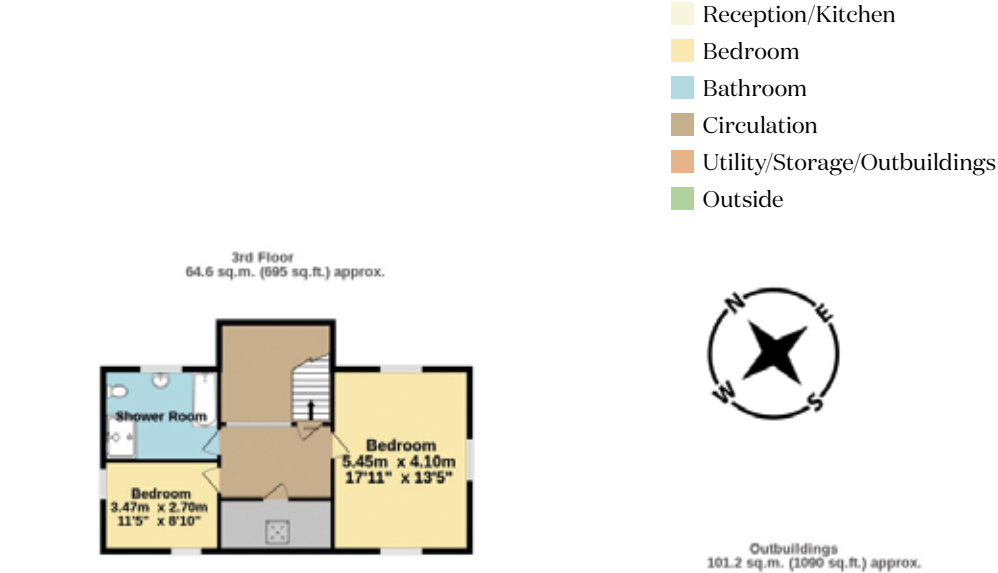
To the rear are delightful, large, enclosed walled gardens, incorporating the heated swimming pool with paved terraced surrounds and sitting areas, as well as level lawned areas with a variety of mature ornamental trees, shrubs and plants, interconnected by paved paths and also including a greenhouse/ orangery.

At the end of the garden is a further garage, workshop and garden room.





Approximate Gross Internal Area
677.9 sq.m. (7297 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

PROPERTY INFORMATION

Tenure: Freehold

Services: Main water, electricity and gas.

Local Authority: East Devon District Council: 01404 515616

Council Tax: Band H

EPC: C

Directions: EX8 2AQ



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