



# UPCOTT HOUSE

Seaton, Devon





# A DISTINCTIVE COASTAL HOME OF SPACE, CHARACTER, AND CHARM

With sea views, landscaped gardens, and versatile living for all generations.

## Summary of accommodation

**Ground Floor:** Open plan kitchen/dining/living room | Utility room

**First Floor:** Principal bedroom | Four further bedrooms

**Outside:** Parking | Garden with terrace and decking

**Annexe:** Two bedrooms, sitting area, kitchen

**In all about 0.89 acres**

**Distances:** Seaton Beach/SW Coastal Path 0.3 mile/6 minute walk, Seaton town centre 0.6 mile, A3052 1.5 miles, Colyton Grammar School 2 miles, Axminster 7 miles (Exeter St. David's 45 minutes & Waterloo 2 hours 43 minutes), Lyme Regis 8 miles, Sidmouth 9 miles, Exeter Airport 18 miles, Exeter city centre 22 miles  
(All distances and times are approximate)



# SITUATION

Nestled on the western edge of the small seaside town of Seaton, which is on the Jurassic Coast World Heritage Site and is within the East Devon Area of Outstanding Natural Beauty. The town is situated at the mouth of the River Axe and is surrounded by beautiful countryside and has an excellent selection of shops and local businesses including a large Tesco supermarket plus GP, dental and veterinary surgeries.

Other nearby towns include Sidmouth, which has a Waitrose, the local cultural centre of Lyme Regis and Axminster, which has a railway station on the West of England Main Line with regular, direct services to Waterloo (2 hours 45 minutes) and Exeter St. David’s (45 minutes). Other local transport links include the A3052, which is just 1.5 miles away and Exeter Airport, which is just over 30 minutes by car.

The area also has a wide choice of popular state and independent schools including Seaton Primary School and Colyton Grammar School, both Ofsted rated 1 (Outstanding), plus St. John’s School, Perrot Hill, The Maynard and Exeter Cathedral School.

# THE PROPERTY

Upcott House is a truly spacious five bedroom family home brimming with character and timeless charm, offering a rare combination of period elegance and modern practicality. Designed with flexibility in mind, the layout flows naturally and provides an inviting setting for both relaxed everyday living and entertaining on a larger scale. Throughout the house, generous proportions and high ceilings create a wonderful sense of space, complemented by large windows that draw in natural light and frame the far-reaching sea views.





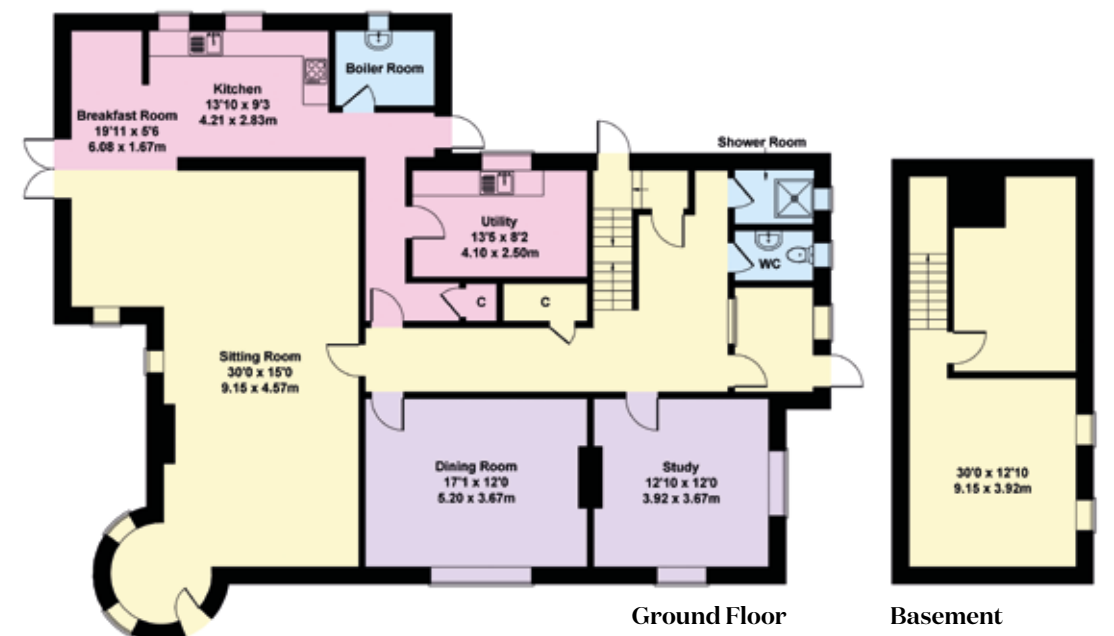


The accommodation is impressively versatile, lending itself perfectly to multi-generational living. A particular asset is the self-contained annexe, which provides an ideal retreat for extended family members, older children seeking independence, or visiting guests. Equally, it presents an attractive option for holiday letting or as a private home office, adding to the property's adaptability.



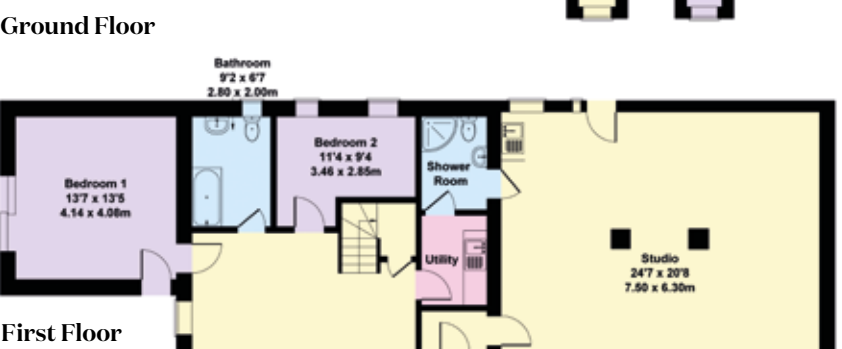


Upcott House



Approximate Gross Internal Area  
Upcott House: 4230 sq ft - 393 sq m  
The Lodge: 2390 sq ft - 222 sq m

The Lodge



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.



GARDENS AND GROUNDS

The outside space is equally captivating. Upcott House is set within expansive landscaped gardens, thoughtfully designed to showcase both beauty and practicality. Mature planting, colourful shrubs, and well-kept lawns surround the house, creating a private haven that flows seamlessly into the coastal landscape. Several sun-drenched patios offer idyllic spots for al fresco dining, morning coffee, or evening drinks while watching the ever-changing light on the sea. With its elevated position, the property enjoys sweeping coastal and countryside views, providing a backdrop of serenity in every season.

Upcott House is a rare opportunity to secure a distinctive coastal residence in one of East Devon's most desirable locations – a house that offers space, versatility, and a lifestyle enriched by gardens, sea views, and timeless character.







# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Water, electricity and drainage

**Local Authority:** East Devon District Council ([www.eastdevon.gov.uk](http://www.eastdevon.gov.uk))

**Council Tax:** Band TBC

**EPC:** Upcott House – E, The Lodge – D

**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 and Upcott House is at the very end of the road up a hill.



**Florence Biss**

01392 423111

[florence.biss@knightfrank.com](mailto:florence.biss@knightfrank.com)

**Joel Moore**

01392 423111

[joel.moore@knightfrank.com](mailto:joel.moore@knightfrank.com)

**Knight Frank Exeter**

19 Southernhay East, Exeter

EX1 1QD

[knightfrank.co.uk](http://knightfrank.co.uk)



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