



Hamble, Barline







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Beer, Seaton, , EX12 3LR

Beer Beach 0.6 miles; Lyme Regis 9.7 Miles; Honiton 10 miles

Stylish bungalow with sea views in 0.37 acres (0.15 ha)

- Spacious bungalow
- 2 Large reception rooms
- Fantastic plot - 0.37 acres (0.15 ha)
- Freehold
- Stylishly presented
- 3 Bed, plus study & dressing room
- Two road access points
- Council tax band E

Guide Price £895,000

Stags Honiton

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SITUATION

The property is situated part way along a no-through road positioned above the centre of the village with fabulous views across the rooftops to Lyme Bay.

Beer nestles on the World Heritage Jurassic Coastline and is a typical example of an unspoilt Devon fishing village, in an AONB. It is famous for its quarried stone that has been used in many historic buildings such as Exeter Cathedral and St Pauls Cathedral. Beer has a variety of shopping and recreational amenities which include restaurants, public houses, post office, galleries, two churches, doctors surgery and sailing club.

Some 8 miles to the west is the Regency town of Sidmouth with an extensive variety of shops including an out of town Waitrose. Exeter is approximately 22 miles to the west and has excellent shopping, sport and leisure facilities, international airport and a main line rail link to London (Paddington). Colyton Grammar School, one of the country's top mixed state schools is also within easy reach, being about 4.5 miles away.

DESCRIPTION

This stylishly presented quality home has been positioned to make the most of the exceptional views out to sea.

Double doors lead into an inviting hallway through to the 'L' shaped part open plan sitting/dining room, this leads through to the lovely, bespoke and handmade kitchen, home to an array of appliances including NEFF induction hob, oven and dishwasher. There is also a utility area and WC.

On the other side of the hall are three double bedrooms, the largest with air conditioning and one with a large wardrobe. Opposite the main bedroom, a 4th bedroom has been extensively fitted to form a large dressing room, there is also a study and a good size family bathroom with shower and roll top bath.

At the end is a glorious room, known as the studio, designed to enjoy the best of the views this impressive room has partly vaulted ceilings and also has air conditioning fitted.





OUTSIDE

Positioned on a large plot extending to 0.37 acres (0.15 ha) the property has lots of parking from the lower access (off Barline) and additional access with parking off Underleys from the top of the garden, providing lots of versatility.

Cleverly landscaped and terraced the gardens have numerous areas to sit out and enjoy the wonderful views with bespoke pieces of garden art adding a real charm.

There is 'Posh shed', quality greenhouse, 'folly' potting shed and a gazebo.

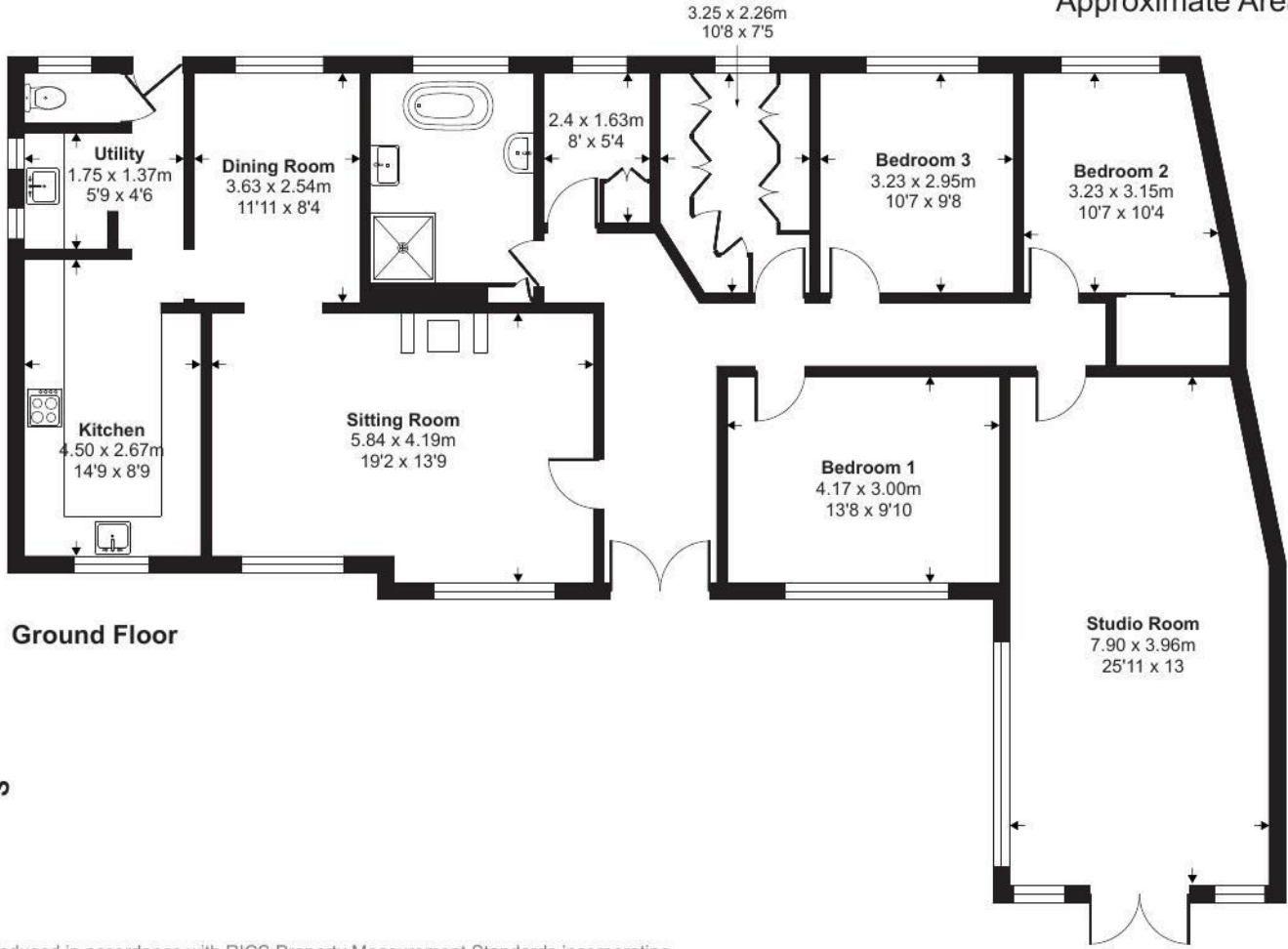
SERVICES

Mains water, electric and drainage. Air-conditioning in two rooms. Gas-fired central heating.



Approximate Area = 1711 sq ft / 158.9 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1083745



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



