



Hillcott,



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Higher Meadows, Beer, Devon EX12 3EZ

Honiton: 10.5 miles Seaton: 2.1 miles Sidmouth: 8.9 miles

Hillcott is a charming detached home in the heart of Beer with fantastic views and parking

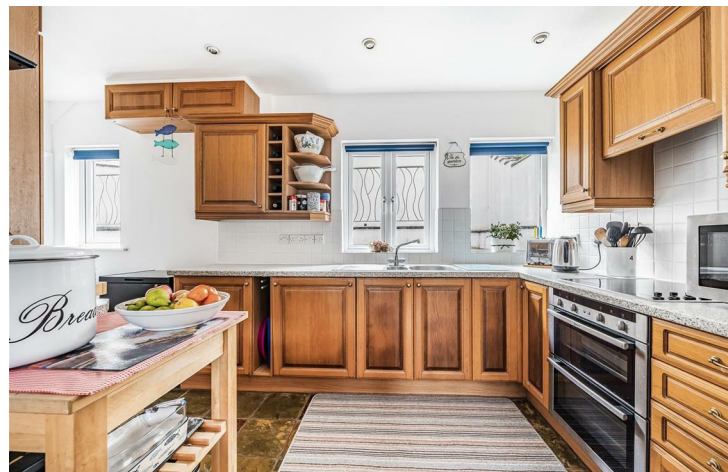
- Detached House
- Beautiful sea views
- Close to local amenities and schooling
- Three double bedrooms
- Ensuite
- Driveway parking
- Downstairs cloakroom
- No onward chain
- Freehold
- Council Tax Band E

Guide Price £775,000

SITUATION

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 and Waterloo). Colyton Grammar School, one of the country's top mixed state schools is also within easy reach, being about 4.5 miles away.



DESCRIPTION

Hillcott is a charming double fronted detached house, with rendered elevations under a tiled roof, with far reaching countryside and sea views in the highly desirable village of Beer.

This property has many original features, and boasts light and spacious accommodation throughout. On the ground floor is the spacious hallway leading to an excellent size kitchen/dining room with fantastic views to the sea. There is a useful utility room and pantry, as well as a downstairs cloakroom, and back door providing access to the rear garden. The living room is a lovely double aspect room with feature fireplace, attractive stripped floor boards and bay windows to appreciate further sea views.

On the first floor are three good size bedrooms, the main bedroom having the benefit of an en-suite shower room and the family bathroom.

OUTSIDE

To the front of the property is a paved parking area for one vehicle whilst a driveway provides parking for a further two cars. There is a good sized paved terrace to enjoy the panoramic views across the village towards the beach and sea beyond. The rear gardens have been extensively redesigned by the current owners to make accessible and enjoyable seating areas across different levels with the top of the garden being laid to decking to really be able to appreciate the views. There is a rear pedestrian gate to a public footpath which leads into the village.

SERVICES

Mains electric, gas, water and drainage. There are solar panels which are owned outright by the property, which provide an income on the British gas feeding tariff system.

Standard and superfast broadband available. Three, O2 and EE mobile phone signal available (Ofcom)

DIRECTIONS

As you enter the village turn right into Clapps Lane immediately before The Dolphin Hotel, take the third turning on the left into Lanehead and Higher Meadows is on the left hand side.

NOTE

There is a historic mention of restrictive covenants from 1926. It is unclear what these are and they have never been noted further on the Land Registry title.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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