



1 East Croft, New Road











# 1 East Croft, New Road

Beer, Seaton, Devon, EX12 3HS

Beer Beach: 0.4 miles Colyton Grammar School: 2.5 miles

A striking late Victorian attached residence with elegant accommodation and breath-taking views over the village to the sea. EPC E

- Stunning sea views
- Beautifully proportioned
- Comprehensively refurbished
- Not listed
- Freehold
- Short walk of the village
- Beer stone & period features
- Hot tub and two terraces
- Lots of Parking
- Council Tax Band E

Guide Price £750,000

## Stags Honiton

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## SITUATION

Nestled along the World Heritage Jurassic Coast, in the East Devon National Landscape, Beer is a charming, unspoiled Devon fishing village with a rich history and recent named one of England's favourite villages. Its quarried stone, used in iconic structures like Exeter Cathedral and St Paul's Cathedral, has been used extensively in this amazing character home.

The village offers shops, restaurants, pubs, galleries, a primary school, and a sailing club. Scenic country and coastal walks, including the 80-mile South West Peninsula Coastal Path, offer stunning views of the ancient coastline.

Sidmouth, 8 miles west, is a larger coastal town with parks, shops, a cinema, and theatre. Exeter, 25 miles away, provides excellent shopping, a university, a rail link to London, and an international airport. Colyton Grammar School, one of the UK's top state schools, is just 4.5 miles away.

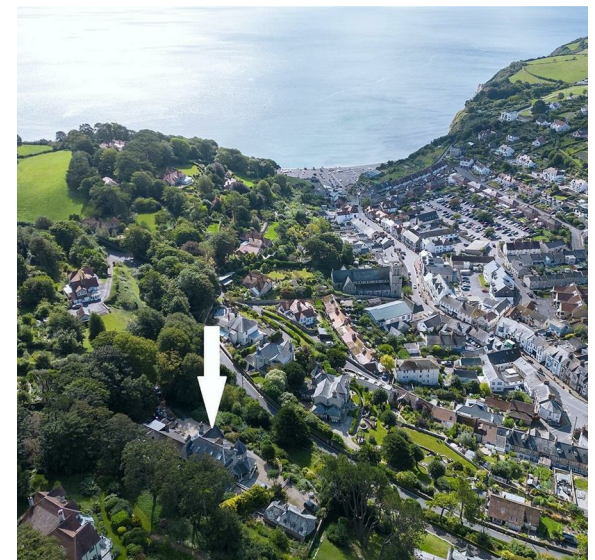
## DESCRIPTION

East Croft is a striking attached home, offering stunning views over rooftops to the sea to the south and west. The property has an impressive front façade with large bay windows, stone mullions, and high chimney stacks, making it a rare chance to own one of Beer's finest Beerstone homes.

Recently renovated, the property is in excellent condition, with attention to detail throughout. Highlights include the 25-foot drawing room with an open fireplace, ornate cornicing, and a seated bay window. A modern glass and oak staircase separates this space from the sleek kitchen, which features high-gloss units, quartz worktops, a central island, and integrated appliances.

The first floor offers a large principal bedroom with sea views and an en-suite, along with a second bedroom that has access to the terraced rear garden. There's also a traditionally styled bathroom with a freestanding rolltop bath.

The second floor has two more double bedrooms—one featuring an exposed Beerstone wall—and a modern shower room.







## OUTSIDE

The property is accessed via a tree-lined driveway from New Road, leading to a parking area with space for one vehicle. Additional parking for 3-4 vehicles is available to the east, along with a garden shed and log storage.

A decked terrace with a Jacuzzi hot tub at the front offers stunning views over rooftops to the sea. Planning approval has been granted to double the size of this terrace (Ref: 22/0339/FUL).

At the rear, a sheltered terraced garden, accessible via a bridge from a bedroom, features composite decking and steps leading to two seating areas.

## SERVICES

Mains electricity, water and drainage. Gas fired central heating. Standard and Superfast broadband available. Mobile signal likely with Three, EE, Vodafone and 02. (Ofcom)

## DIRECTIONS

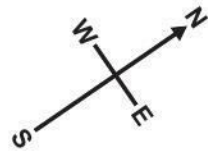
From the centre of the village, head up the hill, continue up New Road after the tight right bend for about 300 yards where the driveway to East Croft will be found on your left-hand side before you go out of the village. Proceed up the drive and park to the right of the large central bay window.

what3words: ///paler.scorecard.shaver



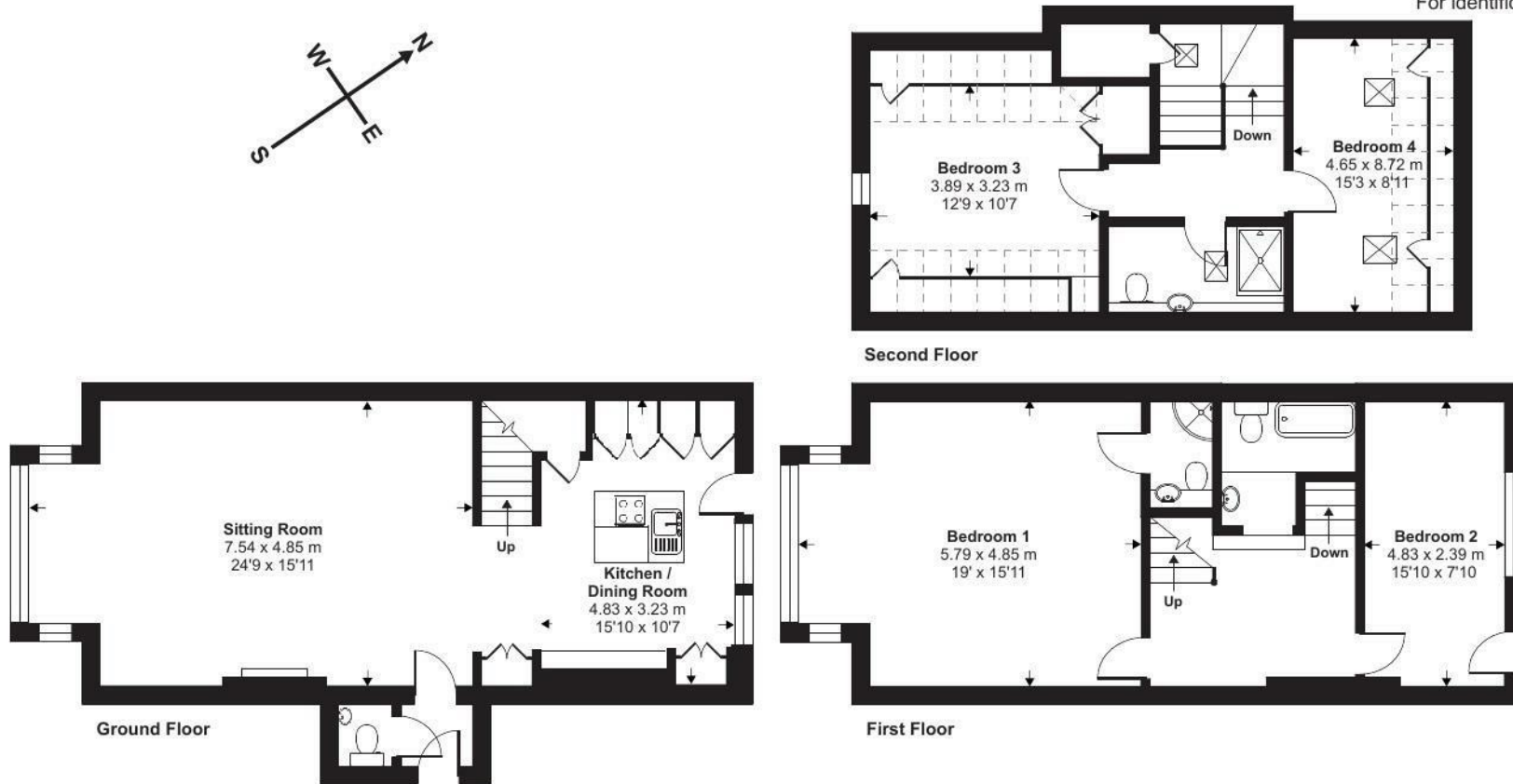


Denotes restricted head height



Approximate Area = 1597 sq ft / 148.4 sq m  
 Limited Use Area(s) = 148 sq ft / 13.7 sq m  
 Total = 1745 sq ft / 162.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1174991



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		50	79
		EU Directive 2002/91/EC	







