



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

Offers In Excess Of £650,000

## 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.

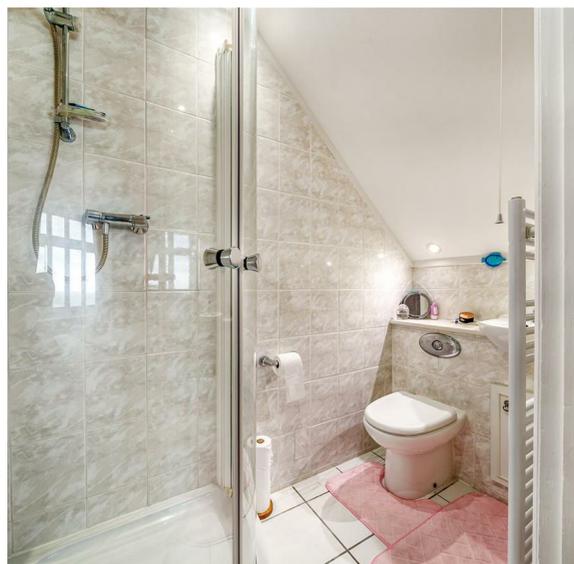
## DESCRIPTION

1 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, Beer 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 been sympathetically converted utilising timber sarking and high specification spray foam, recently confirmed to be in an excellent condition by an independent surveyor. This conversion provides 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. In this area there has been, in the past, planning consent for a garage which has since lapsed (Ref: 87/P1694). Please note the neighbours have a right of access to cross to their property along the drive and this property benefits likewise.

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)

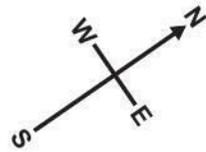
## DIRECTIONS

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.

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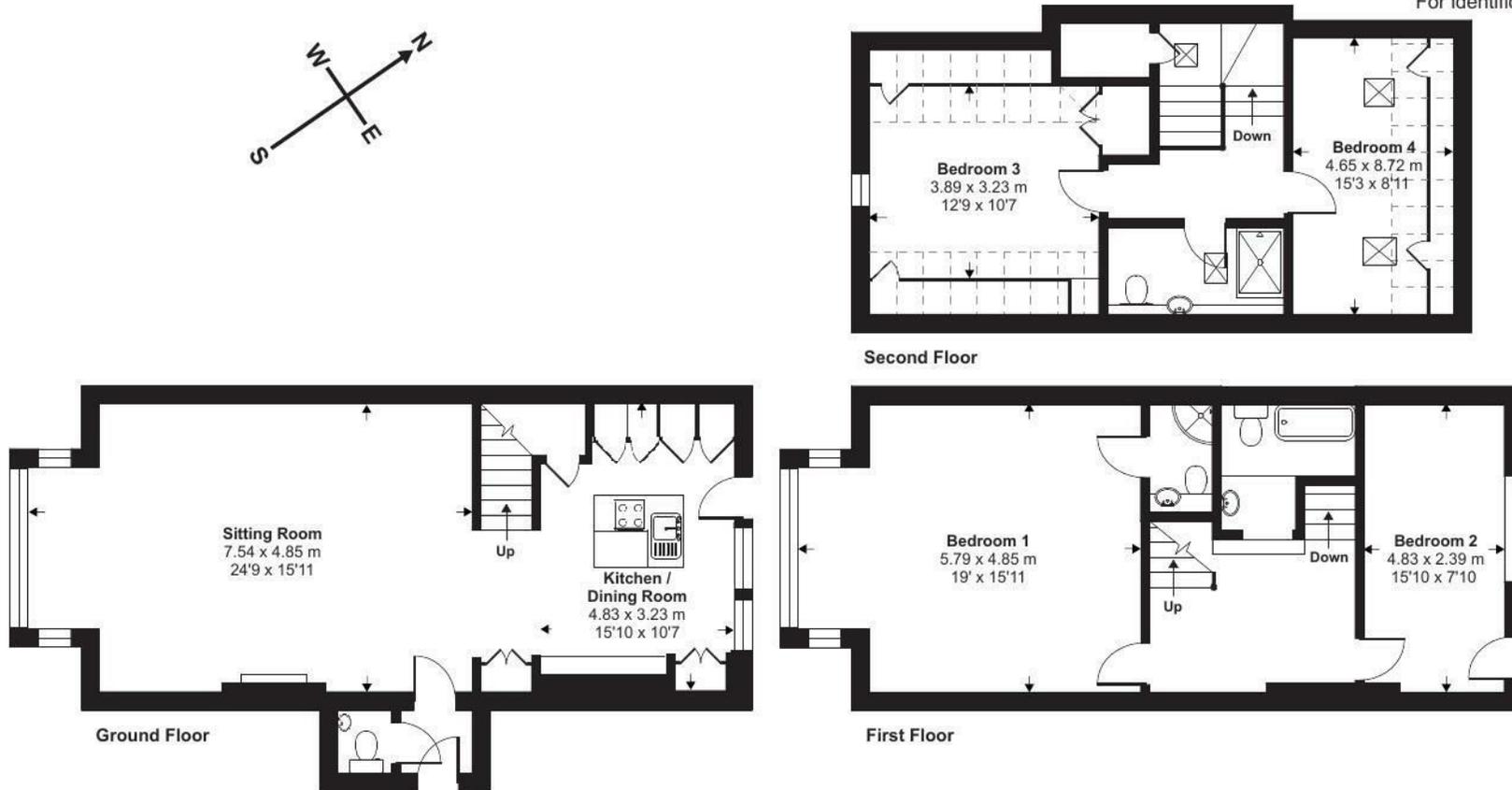


Denotes restricted head height



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



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			79
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



