



Jude Cottage







Jude Cottage Higher Meadows

Beer, Seaton, , EX12 3HA

Beer Beach 0.3 miles Sidmouth 8 miles Lyme Regis 8.4 miles

Exquisite 1920's character home over 3 floors with sea views, parking, garage and garden room.

- Sea views
- Character accommodation
- Recently improved
- Garage/workshop
- Freehold
- Tucked away close to the centre
- Four bedrooms + study
- South facing garden
- Parking
- Council tax band D

Guide Price £775,000

Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Nestled along the World Heritage Jurassic Coast, Beer is a charming, unspoiled Devon fishing village with a rich history, reflecting its storied past of seafaring and smuggling.

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

Believed to have been built in the 1920s, this light-filled and spacious home has been thoughtfully enhanced by the current owners, blending modern comforts with the timeless charm of the original property.

The central hallway leads to a stunning front-to-back sitting room, featuring an ornate stone fireplace and a cozy window seat nestled within a large bay window. French doors at the rear open onto a secluded courtyard, perfect for outdoor relaxation. The recently updated kitchen boasts elegant in-frame cabinetry, ample space for an American-style fridge/freezer, and a range-style stove with bespoke countertop. A dining area is within the front bay window. The rear of the kitchen includes a fitted utility room and convenient side access.

Upstairs, the first floor offers four bedrooms, three of which are generously sized doubles. The primary bedroom, located at the front, enjoys sea views and features an en-suite bathroom with a separate shower. Two additional bedrooms also offer lovely sea views. A family bathroom is situated towards the rear of the house.

A staircase ascends to the open attic, which functions as a versatile study or additional living space. This level includes a snug area, from which some of the most breath taking views across the village and Lyme Bay can be admired.





GARDEN ROOM/STUDIO

At the bottom of the garden lies a charming studio, ideal as a workspace, additional bedroom, or simply a tranquil spot to relax with a book while enjoying the beautiful garden views.

GARDEN

The garden, predominantly positioned to the south of the house with views toward the sea, is sheltered on all sides. It features a level lawn with steps leading up to the studio and garage, while also wrapping around the house to a side terrace. A pedestrian pathway offers convenient access down to the village.

PARKING & GARAGE

The property has lots of space for parking in front of the garage/workshop that has an electric roller door, and opens to an L shape giving workshop space and lots of additional storage.

SERVICES

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

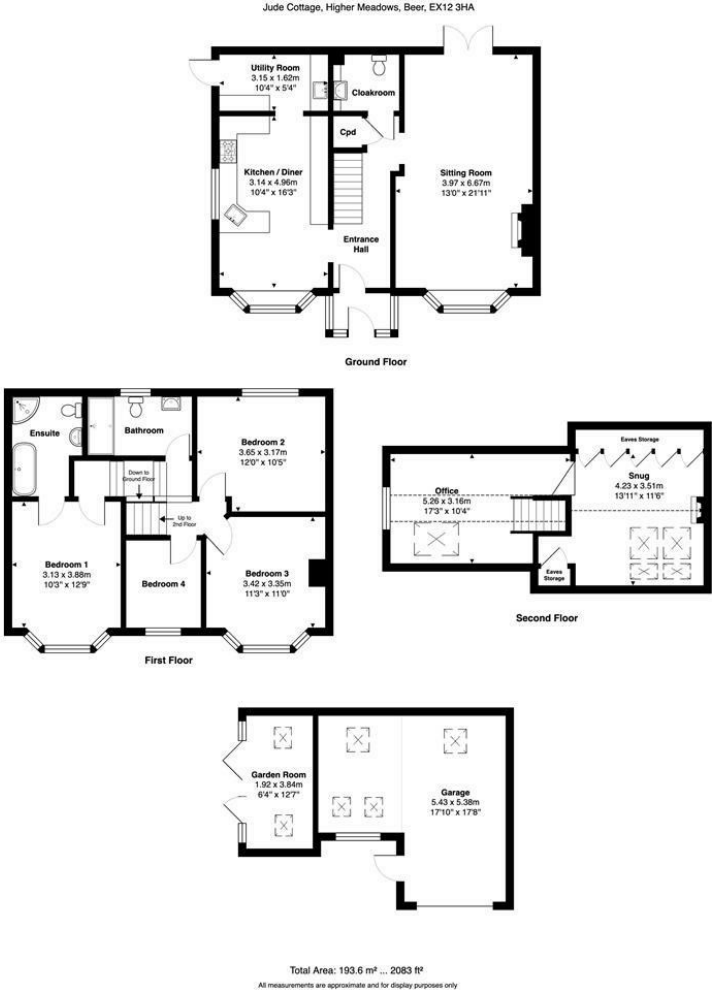
NOTE

Please note there are historic stipulations from the 1920's, ask the agents for more information.





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		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 