



Barafundle, Bunts Lane



Barafundle, Bunts Lane

, Seaton, Devon EX12 2HY

Seaton Beach: 0.7 mile Beer: 1.1 miles Colyton Grammar School: 1.6 miles

A charming detached family home offering spacious living areas, four generously sized double bedrooms, a double garage, and plenty of driveway parking, all within easy reach of the beachfront.

- Detached family home
- Front and rear gardens
- Sun room
- EPC
- Four double bedrooms
- Double garage
- Freehold
- Council Tax Band F

Guide Price £800,000

SITUATION

Seaton, a jewel on the Jurassic Coast and a UNESCO World Heritage Site, offers an idyllic lifestyle with its stunning coastal scenery, diverse wildlife, and welcoming community. The town is renowned for its beach and sweeping views of Lyme Bay, perfect for tranquil strolls. For nature enthusiasts, the Seaton Wetlands Nature Reserve is a haven of rich biodiversity, offering miles of peaceful trails and the chance to observe rare birds and other wildlife. The popular coastal village of Beer is nearby, with a beautiful coastline walk. Beer has a variety of shopping and recreational amenities which include restaurants, public houses, post office, galleries, two churches, doctors surgery and sailing club.

The nearby historic town of Colyton is just a few miles away and possesses an excellent selection of local facilities, including post office, shops, pubs, primary school, library, vet, fishmonger as well as the nationally renowned Colyton Grammar School.

The market towns of Honiton and Axminster are both within a short distance drive providing an extensive range of services and mainline railway link, while the Cathedral City of Exeter with M5 Junction is approximately 30 minutes drive to the west.



DESCRIPTION

Barafundle enjoys an elevated position, set back from Bunts Lane with a sweeping driveway and front gardens mostly laid to lawn. A glazed porch leads into a spacious entrance hallway, which opens to two main reception rooms. The bright lounge features a cosy woodburning stove as a central focal point, with double doors leading into the sunroom at the rear, a potential work space for those working from home. On the opposite side of the hall, a good-sized snug provides a versatile space for both relaxing and entertaining, as well as optional office space. At the back of the house, the kitchen/diner overlooks the garden and is ideal for everyday family life, offering plenty of cupboard space, an electric oven, gas hob, and room for a fridge/freezer. The sunroom, filled with natural light from two skylights, provides a lovely outlook onto the rear garden and is a flexible space to enjoy.

On the first floor, you'll find four generously sized double bedrooms, including the impressive principal suite, which boasts a dedicated dressing area with built-in storage and a stylish ensuite shower room. The remaining three bedrooms are bright and spacious, each offering plenty of room, and are well-served by the family bathroom located on this level.

OUTSIDE

Barafundle is set amidst front and rear gardens, both predominantly laid to lawn and complemented by a variety of mature shrubs, which enhance the privacy and create charming borders. The rear garden boasts a generous patio terrace, easily accessible from the house, providing an ideal space for outdoor entertaining and dining. A practical outdoor store is tucked to the side of the property, offering convenient storage for garden tools or equipment.

The front garden features a beautifully maintained lawn, featuring an timber framed double car port, along with a spacious gravel driveway that offers ample off-road parking for multiple vehicles, ensuring easy access to the double garage.

SERVICES

All mains services connected (water metered). Gas-fired central heating.

Standard and superfast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofom).

DIRECTIONS

From the A3052 coastal road turn right at the water tower and Esso Garage, signposted Seaton. Continue down the hill and taking the third turning on your right into Marlpit Lane, and then immediately right into Bunts Lane. After a short distance the property drive can be found on the right hand side (third driveway on your right).



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.



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Ground Floor



First Floor



Total Area: 208.4 m² ... 2243 ft²
All measurements are approximate and for display purposes only

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