



Hillcott,



**STAGS**



# Hillcott,

Higher Meadows, Beer, Devon EX12 3EZ

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

A charming double fronted detached home set in a picturesque seaside village, boasting stunning far reaching views over Lyme Bay towards Portland. The spacious, light filled interiors feature original details, including a bright living room and an impressive kitchen/dining area. The property also offers three well proportioned bedrooms, a lovely garden, and convenient driveway parking.

- Three double bedrooms
- Bathroom and Separate En-suite
- Two reception rooms
- Downstairs cloakroom
- Close to local amenities
- Driveway parking
- No onward chain
- Freehold
- Council Tax Band E
- SEA VIEWS

Asking Price £675,000

## 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 delightful double fronted detached house, featuring rendered elevations under a tiled roof, set in the highly sought after village of Beer. The property offers breath taking countryside and sea views, making it a truly exceptional find.

This charming home retains many original features and provides light filled and spacious accommodation throughout. Upon entering, the ground floor welcomes you with a generous hallway that leads to an impressive kitchen/dining room, a double aspect space, complete with feature fireplace, elegant stripped floorboards and a bay window that showcases panoramic sea views.

The ground floor also includes a practical utility room, a handy pantry, and a convenient downstairs cloakroom. A back door opens out to the beautifully landscaped rear garden, perfect for enjoying the outdoors.

The living room is a bright and inviting and enjoys uninterrupted panoramic views over Lyme Bay towards Portland.

Upstairs, the first floor houses three well proportioned bedrooms, two of which have the same panoramic sea views. The primary bedroom benefits from an en-suite shower room, while the other bedrooms share access to a tastefully appointed family bathroom.

## OUTSIDE

At the front of the property, a paved parking area accommodates one vehicle, while a driveway offers additional parking for two more cars. A spacious paved terrace provides the perfect spot to take in the sweeping views across the village, extending towards the beach and the sea beyond.

The rear gardens have been thoughtfully redesigned by the current owners, creating accessible and inviting seating areas across multiple levels. The uppermost part of the garden is laid with decking, providing an ideal vantage point to fully appreciate the stunning views. Additionally, a rear pedestrian gate opens directly onto a public footpath, offering a convenient route into the village.

The solar panels are located on the roof to the rear of the property.

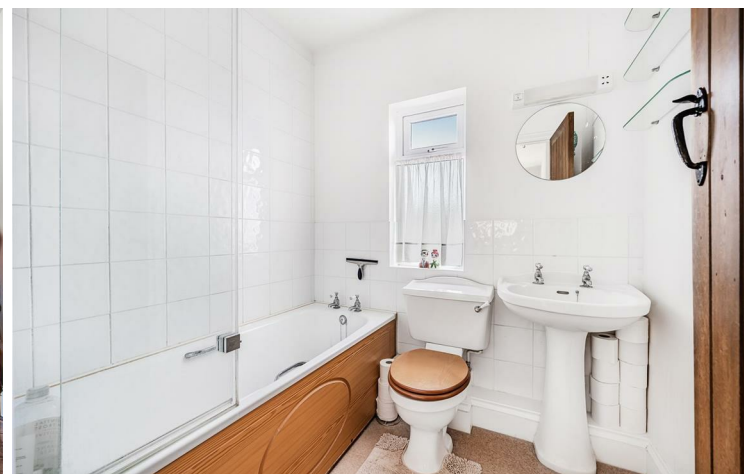
## SERVICES

Mains electric, gas, water and drainage. There are solar panels which are owned outright by the Sellers and via the Feed in Tariff scheme, the Sellers receive annual payments from British Gas depending upon the amount of sunlight received during the relevant period.

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.



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 | 60                      | 74                                                                                  |
| (81-91)                                     | B |                         |                                                                                     |
| (69-80)                                     | C |                         |                                                                                     |
| (55-68)                                     | D |                         |                                                                                     |
| (39-54)                                     | E |                         |                                                                                     |
| (21-38)                                     | F |                         |                                                                                     |
| (1-20)                                      | G |                         |                                                                                     |
| Not energy efficient - higher running costs |   |                         |                                                                                     |
| England & Wales                             |   | EU Directive 2002/91/EC |  |

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

honiton@stags.co.uk

01404 45885

