



Rockpoint House



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Barline, Beer, EX12 3LW

What3Words: ///chairing.refrain.invest

A well-presented four-bedroom home in the heart of Beer, offering attractive views, generous accommodation and ample parking

- Seaside Village
- Double Garage
- Low Maintenance Garden
- School Nearby
- Freehold
- Countryside & Village Views
- Ample Driveway Parking
- Four Bedrooms
- Two Ground Floor Bedrooms
- Council Tax Band F

Guide Price £775,000

SITUATION

Beer is an unspoilt fishing village and nestles on the World Heritage Jurassic Coastline, within the East Devon National Landscape. It is famous for its quarried stone that has been used in many historic buildings such as Exeter 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.

DESCRIPTION

The property is entered via a welcoming porch which leads through to two well-proportioned bedrooms. Also located on the ground floor is a modern shower room and a useful utility room, providing practical everyday convenience.

The first floor offers a light and spacious kitchen/dining room, fitted with a range of base and wall units and gas hob. The living room is generously sized and benefits from French doors opening directly onto the patio area. Upstairs are two double bedrooms, the principal bedroom featuring a large built-in wardrobe. Both rooms served by a well-appointed family bathroom.

OUTSIDE

The property benefits from an attractive patio seating area, enjoying lovely open views. From here, steps lead down to a woodchipped garden area, offering a low-maintenance and versatile outdoor space. To the front, there is a driveway providing ample off-road parking, and double garage for secure parking and additional storage.

SERVICES

All mains services connected. Gas central heating.

Superfast broadband available. Good outdoor mobile signal with all major networks (Ofcom, 2025)





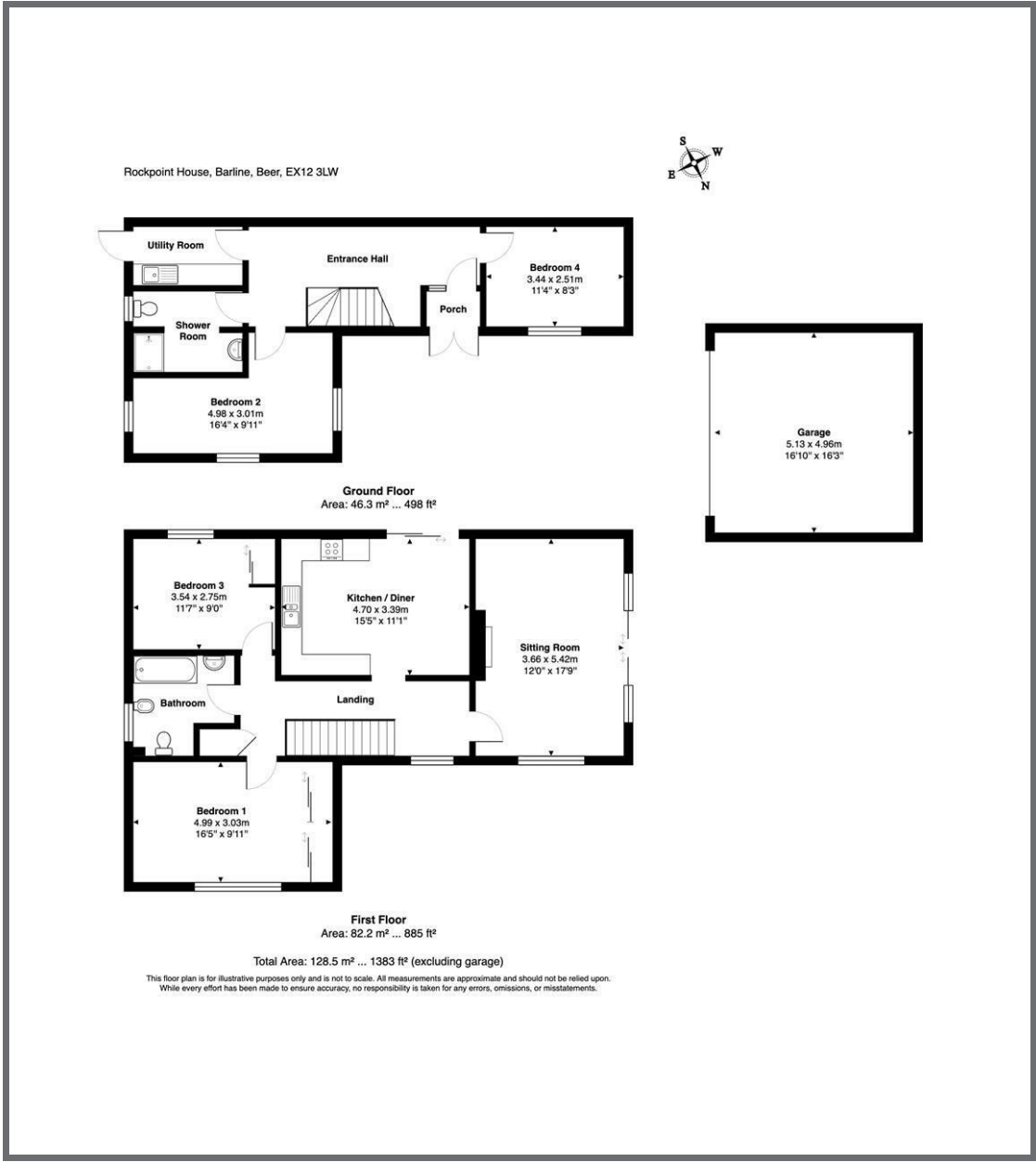
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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