



ESTATE AGENTS

Beauport Home Farm Cottage, Beauport Home Farm Close, St. Leonards-On-Sea, TN37 7BW

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £775,000

Discover a HIDDEN GEM nestled in nature's embrace – a CHARMING DETACHED THREE DOUBLE BEDROOM COTTAGE, dating back to the early 19th century, awaits its next chapter. Accessed via a track and framed by approximately AN ACRE of GARDENS & GROUNDS. The five-bar wooden gate welcomes you to a serenely idyllic position with gardens that embraces the entire property.

Step into a time-honored residence built around 1830, boasting an ABUNDANCE OF CHARACTER that weaves seamlessly into its surroundings. The living room, features an INGLENOOK FIREPLACE with a WOOD BURNING STOVE a perfect retreat for cosy evenings. The COUNTRY-STYLE KITCHEN-DINER beckons, promising delightful moments shared around a rustic table.

While the property may benefit from some updating, it presents the fortunate buyer with a unique opportunity to enhance the charm of this home even further, by updating and personalising to their own taste.

The property remains conveniently close to amenities, striking the perfect balance between seclusion and accessibility to a host of amenities.

With AMPLE OFF ROAD PARKING and a DETACHED GARAGE, this cottage invites you to embrace a lifestyle where the charm of history meets the comfort of modern living.

SOLID OAK PARTIALLY GLAZED FRONT DOOR

Leading to:

LIVING ROOM

16'8 x 14'7 (5.08m x 4.45m)

Inglenook fireplace with solid oak mantle, brick surround, tiled hearth and inset wood burning stove, triple aspect room with a double glazed leaded light window to front aspect, double glazed leaded light French doors opening onto sun terrace at the rear and window through Inglenook fireplace to garden.

Stairs rising to the upper floor accommodation, television and telephone points, beamed ceiling, two double radiators, door to:

OPEN PLAN KITCHEN-DINING ROOM

16'3 x 12'8 (4.95m x 3.86m)

Exposed wooden floorboards, large under stairs storage cupboard, double radiator, beamed ceiling and part tiled walls. The kitchen itself is fitted with a matching range of eye and base level cupboards and drawers with complimentary worksurfaces, double bowl resin sink with mixer tap, Rangemaster 110 gas cooker (freestanding but incorporated within sale), dual aspect room with double glazed leaded light windows to both front and side elevation with wonderful views over the gardens and grounds, door opening to:

REAR LOBBY/ UTILITY

Tiled flooring, wall mounted boiler, space and plumbing for washing machine, solid oak door being partially glazed and opening onto the sun terrace, double glazed leaded light window to rear aspect with pleasant views over the gardens and grounds, door to:

DOWNSTAIRS BATHROOM

Panelled bath with electric shower over bath, pedestal wash hand basin, low level wc, double radiator, tiled walls, tiled flooring, double glazed leaded light obscured glass window to side aspect.

FIRST FLOOR LANDING

Double glazed leaded light window to rear aspect.

BEDROOM ONE

16'1 x 9'7 (4.90m x 2.92m)

Dual aspect with double glazed leaded light window to side allowing for a pleasant outlook over the gardens and grounds, Velux style window to the rear aspect, fireplace, double radiator, loft hatch to an area of loft space, wooden fireplace with exposed brick feature wall behind.

BEDROOM TWO

15'3 x 10'6 (4.65m x 3.20m)

Dual aspect with double glazed leaded light window to side aspect having pleasant views over the gardens and grounds, Velux style window to rear aspect, double radiator.

BEDROOM THREE

9'7 x 9'3 (2.92m x 2.82m)

Double radiator, double glazed leaded light window to front aspect having pleasant views over the gardens and grounds.

DETACHED GARAGE

18'2 x 10'3 (5.54m x 3.12m)

With apex pitched roof and double opening wooden doors, power and light.

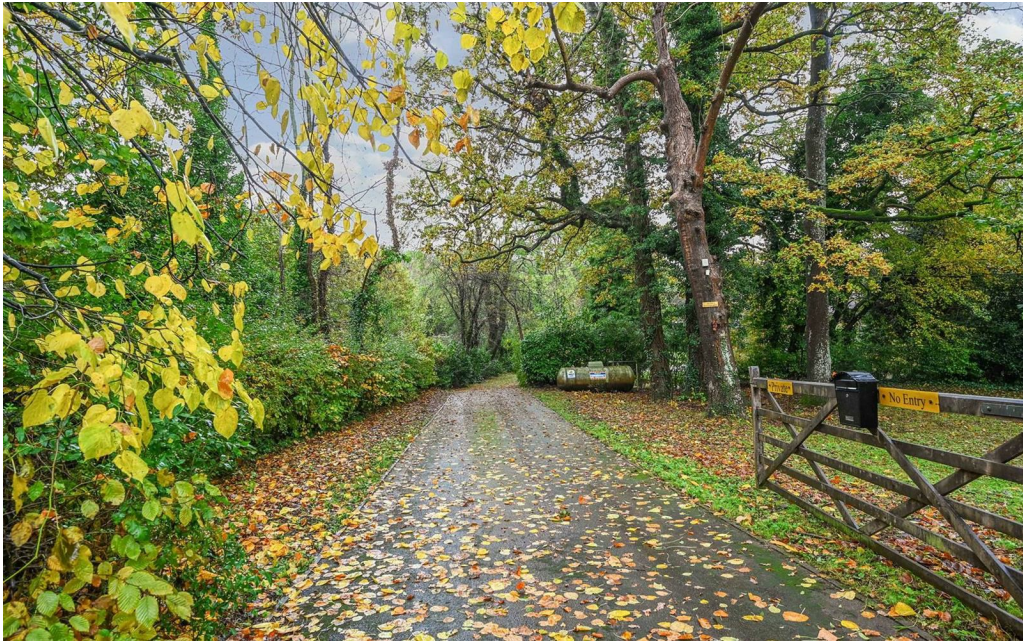
GARDENS & GROUNDS

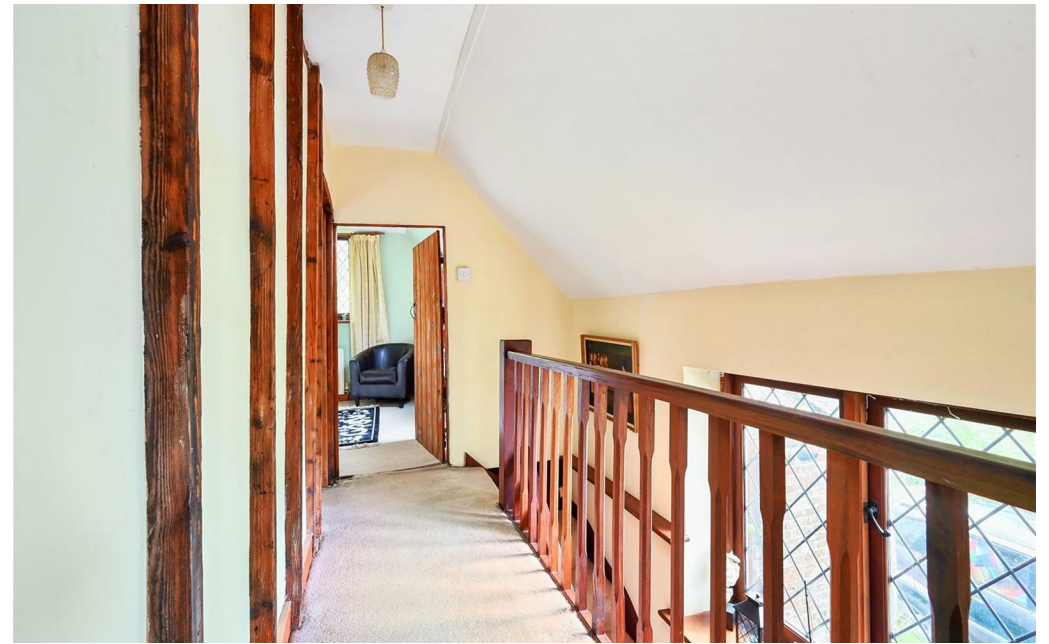
The property occupies an relatively central position with an incredibly secluded plot. The gardens and grounds extend to all elevations, wrapping around the property, and we understand extend to around 1 Acre. Accessed via wooden five bar gate opening onto the driveway and leading to the property. There is lots of parking and the gardens and grounds are established with a variety of mature plants, trees and shrubs which attract an abundance of wildlife and birds.

AGENTS NOTE

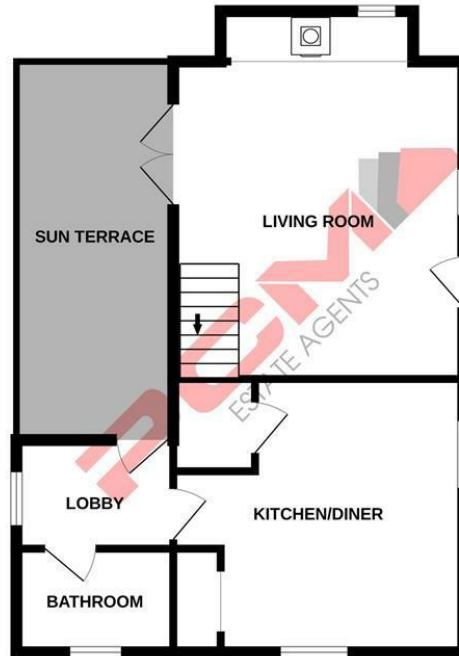
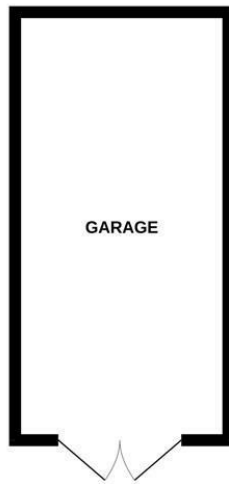
The property is not on mains drainage and we are advised by the vendor that the property is on a septic tank drainage system and uses LPG gas to service the heating.



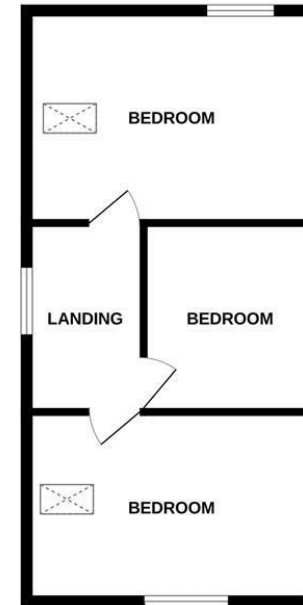




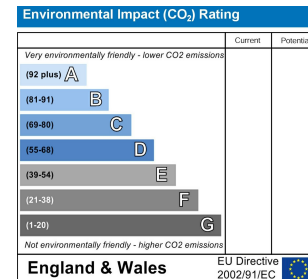
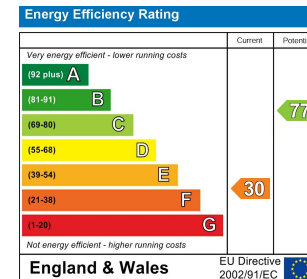
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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