



Symonds
& Sampson

Sandor Cottage

Harepath Hill, Seaton, Devon

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Harepath Hill
Seaton
Devon EX12 2TF

A 1920's three bedroom semi detached house providing far reaching rural and coastal views benefiting from off road parking and a detached garage.



- Lapsed planning permission for extension (ref 19/2196/FUL)
 - Bespoke kitchen & utility room
 - Ample parking and detached garage
 - Stunning rural & coastal views

Guide Price £385,000

Freehold

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THE PROPERTY

Sandor Cottage is 1920's three bedroom semi detached house built principally of a brick construction with part rendered elevations benefiting from a gas central heating system and double glazed units to most openings. The spacious living accommodation has been the subject of an extension over past years to now provide a kitchen/diner and first floor bathroom. There is also an impressive reception room enjoying an open fireplace with far reaching views towards open countryside and sea glimpses.

On the first floor and to the front aspect are further impressive views over Lyme Bay and towards Musbury Castle. Other benefits include a large side area of garden and driveway which could provide potential for further enlargement subject of course to any necessary consents. Within the grounds are various walkways and terraces providing an impressive viewpoint over surrounding countryside.

SITUATION

The property is located on the outskirts of Seaton creating a rural ambience complemented by sea views. Seaton is a popular coastal resort on the Jurassic Coast, with its tourist tramway and mile-long pebbled beach. The town itself has many small shops, a local hospital, doctors' surgeries, primary school, bank and building society as well as two large supermarkets. A popular resort for holiday makers, and boasts a wealth of activities including golf, tennis, bowls, and sailing. There are good secondary schools nearby along with the renowned Colyton Grammar School, which is just 3 miles inland. The county town of Exeter, with its regional airport, is some 20 miles to the west, and the mainline rail link to London (Waterloo) is at Axminster, approximately 5 miles in distance.

OUTSIDE

Approached by a privately owned lane, which grants access to neighbouring properties beyond, and leading through double gates to a driveway providing ample parking and detached garage. There is a large area to the side of the property with a further terraced garden to the rear. The area is haven for wildlife including owls, kestrels and buzzards, and the garden includes ancient hazel hedgerows and fruit trees.

SERVICES

Mains electric, water & gas. Private drainage.

Broadband: Standard available

Mobile coverage: Likely indoors & outdoors. Source- Ofcom.org

Local authority: East Devon District Council. Council tax band D

DIRECTIONS

What3words: ///strong.crispier.pickle





Sandor, Harepath Hill, Seaton

Approximate Area = 1158 sq ft / 107.6 sq m
 Garage = 203 sq ft / 18.9 sq m
 Total = 1361 sq ft / 126.4 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1180903



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