

An aerial photograph of a coastal village. In the foreground, a large stone house with a tiled roof has several solar panels installed on it. The house is surrounded by lush greenery and a driveway with a car. In the middle ground, there are several other houses with tiled roofs, some with red roofs, and a well-manicured lawn. A prominent white cliff face is visible in the background, overlooking a sandy beach and the blue sea. The sky is a clear, bright blue with some light clouds. The overall scene is a picturesque coastal setting.

Symonds  
& Sampson

Longstrap  
Common Hill, Beer, Seaton, Devon

# Longstrap

Common Hill  
Beer  
Seaton  
Devon EX12 3AQ

A true coastal property captivating some of the finest views over Lyme Bay and providing in excess of 2,800 sq ft of living accommodation enjoying considerable privacy yet being within walking distance of the renowned fishing town of Beer.



- Impressive sea & coastal views
- In excess of 2,800 sq ft of living accommodation
- Bright and spacious individual chalet style home
  - Set well away from passing traffic
  - Only yards from the sea and beaches
- Walking distance to the popular fishing town of Beer

Guide Price £975,000

Freehold

Axminster Sales  
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## ACCOMODATION

Longstrap offers a rare opportunity to acquire a true coastal property which enjoys a tucked away location yet providing the convenience of being only yards from both the sea and the popular fishing town of Beer. The accommodation is both bright and spacious extending to over 2,800 sq ft, providing three principal reception rooms alongside an impressive hallway, the majority of which appreciate the stunning sea views. Of particular note is the garden room. There are four bedrooms with the master located on the ground floor enjoying a wet room style en suite. The gardens have been orientated to capitalise on the views incorporating a wealth of mature plants and shrubs including numerous fruit trees. Other benefits include solar panels and photovoltaic panels.

## SITUATION

Longstrap is located at the end of a driveway set back from passing traffic providing considerable privacy, yet being within walking distance of the beach and social scene of Beer. Beer is a typical Devon fishing village, with a long and interesting history. It is nestled on the World Heritage coastline, also known as the Jurassic coast. It has local amenities including shops, inns, galleries, restaurants and the popular beach. Coastal walks can be enjoyed along a stretch of the South West coastal path.

## OUTSIDE

Approached by an initial shared driveway leading through timber gates to a tarmac driveway providing ample parking and detached garage. There is a lawn section with paved patio enjoying coastal views with various walkways dissecting a mature environment of established plants and shrubs.

## SERVICES

All mains services connected.

Broadband: Superfast available

Mobile coverage: Limited indoors, likely outdoors.

Local authority- East Devon District Council. Council tax band G

## DIRECTIONS

What3words:///hinders.slant.expose

## LOCAL AUTHORITY

East Devon District Council. Tel : 01404 515616

Council Tax Band G







# Common Hill, Beer, Seaton

Approximate Area = 2819 sq ft / 261.9 sq m  
 Limited Use Area(s) = 200 sq ft / 18.6 sq m  
 Outbuilding(s) = 436 sq ft / 40.5 sq m  
 Total = 3445 sq ft / 320 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
 Current: <b>B</b> (69)	Potential: <b>A</b> (85)
England & Wales EPC Domestic 2020/11/11	



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1180897



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