



Symonds
& Sampson

3 Causeway Cottages

Causeway, Beer, Devon Devon

3 Causeway Cottages

Causeway
Beer
Devon EX12 3LF

A truly historic three bedroom stone cottage set in the pretty fishing village of Beer with level walk to the sea front and local amenities. No onward chain.



- Former Almshouse
 - Grade II Listed
 - Character features
- Two reception rooms
 - Three bedrooms
- Modern kitchen & bathroom
 - Gas fired central heating
 - No onward chain

Guide Price £295,000

Freehold

Axminster Sales
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THE PROPERTY

3 Causeway Cottages is welcomed to the market for the first time since the redevelopment of the Almhouses and former school during the 1980s by the current owner. The original Almhouses were built in 1820 of stone rubble with freestone dressings in a gothic style. These were kindly funded and donated by the Rolle family for the use of poor and infirm fishermen. The steeply pitched shaped tiled roof overhangs the main elevation and is supported by iron posts to form a picturesque veranda. The property has an arched doorway with nail-studded door and matching arched windows which add to the charm and the character of this delightful home.

ACCOMMODATION

To the ground floor are two reception rooms which both lead through to the kitchen. Both rooms feature window seats and look out over the pretty front garden. The kitchen has been fitted with a wide range of cream front wall and base units with space for appliances. To the first floor are three bedrooms (two doubles & one single) and a smart modern family bathroom with white suite.

OUTSIDE

The terrace is approached on foot via a stonewalled pathway with a step up to an enclosed front garden which has been beautifully planted with established shrubs for

year round interest. There is a part paved and cobbled seating area, set beneath the veranda which makes the ideal spot for enjoying the evening sun. To the rear of the cottage is a covered walkway and small courtyard with steps leading up to a partially level seating area. The garden then continues to the top of the bank.

SITUATION

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. The nearby town of 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, as well as two large supermarkets. The stunning Regency town of Sidmouth is positioned 9 miles to the west of Beer and is renowned, for its long esplanade, pebble beaches, beautiful public gardens and coastal walks. The town has a range of independent shops and amenities, including a cinema, department store and a theatre. National retails include Waitrose, Boots and Seasalt. There is also wide variety of eateries, coffee shops and public inns.

DIRECTIONS

What3Words
///access.flag.plunger

SERVICES

Mains electric, gas, water and drainage.
Broadband : Superfast available
Mobile Network Coverage : Likely indoors & outdoors
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council, Tel : 01404 515616
Council Tax Band C

MATERIAL INFORMATION

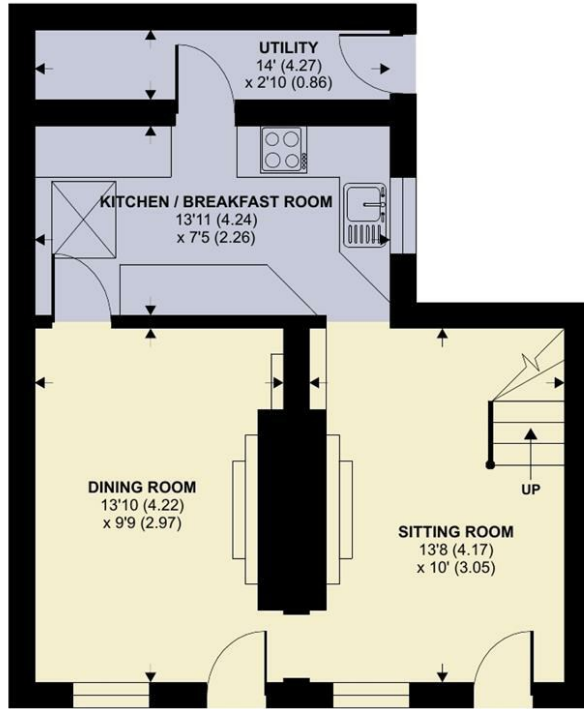
The property is at very low risk of flooding from surface water, rivers and seas. Please note that the wooden external steps to the back of the rear boundary are not suitable for use. Please do not attempt to use them.



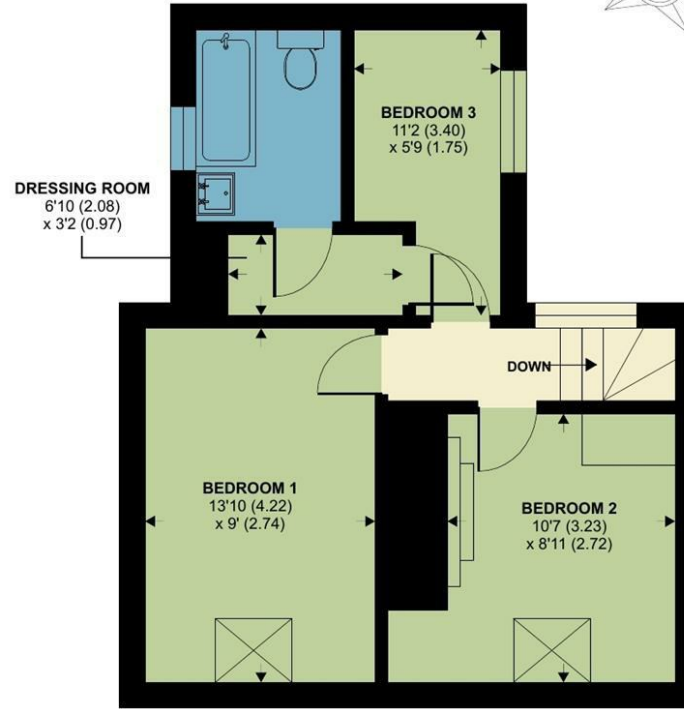
Causeway, Beer, Seaton

Approximate Area = 875 sq ft / 81.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1273555



Axm/RS/17.4.25



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