



Beaumont



# Beaumont

, Seaton, Devon, EX12 2QW

Sea Front: Less than a minutes walk. Axminster: 7.5 miles; Lyme Regis: 7.8 miles; Sidmouth: 9.4 miles

An elegant and versatile Victorian home offering over 3,600 sqft of accommodation, located in an elevated position overlooking the beach and the Jurassic Coast.

- Spacious Accommodation
- Seven En-suite Bedrooms
- Well Equipped Kitchen/Breakfast Room
- Terrace and Garden Areas
- Freehold
- Former Guesthouse
- Three Reception Rooms
- Plenty of Parking
- Stunning Sea Views
- Council Tax Band - TBC - Under review

Offers In Excess Of £800,000

## SITUATION

Occupying an elevated position with sweeping views, Seaton offers a stunning seaside setting along the world renowned Jurassic Coast. Home to a mile long beach, the Seaton Wetlands, and the South West Coastal Path, the area is perfect for those who love the outdoors. Enthusiasts of sailing and golf will appreciate the Axe Yacht Club and Axe Cliff Golf Course, both located on the eastern side of Seaton Beach.

The town itself boasts charming streets lined with independent shops, restaurants, traditional inns, and essential amenities such as supermarkets, a Post Office, and doctors' surgeries. Nearby, the historic fishing villages of Beer and Branscombe nestle in the hills between Seaton and Sidmouth, while the picturesque Dorset town of Lyme Regis with its iconic Cobb, lies just a short drive away.

Families benefit from an excellent choice of primary and secondary schools, including the highly sought after Colyton Grammar School, consistently ranked among the top ten grammar schools in the country.

## DESCRIPTION

A substantial and versatile rendered stone property, this impressive home offers generous accommodation across three floors, with flexibility for multigenerational living or use as a guest house, as it was formerly run, and now benefits from planning consent for full residential use

The ground floor features a welcoming entrance hall leading to a bright family room with bay window, and a formal dining room with potential to serve as a further bedroom, benefiting from an adjoining en suite. A well equipped kitchen/breakfast room is complemented by a pantry, utility and laundry rooms, as well as a separate cloakroom. There is a useful office space area, for those working from home. A basement provides additional storage or hobby space.

The first and second floors offer seven double bedrooms, each with en suite facilities, together with a spacious top-floor sitting room – ideal as a guest lounge or private retreat.

## OUTSIDE

Ample driveway parking provides convenience for residents and guests alike.

To the rear, a lawned garden with mature shrub and flower borders together with a further seating area are ideal for alfresco dining and entertaining. A garden shed provides useful storage.

## SERVICES

Mains gas, electric, water and drainage.

Standard and Superfast Broadband available. Mobile signal with Three, O2, Vodafone and EE. (Ofcom)

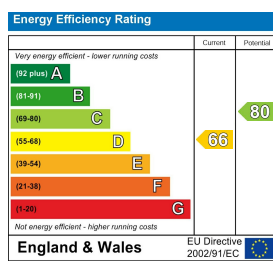
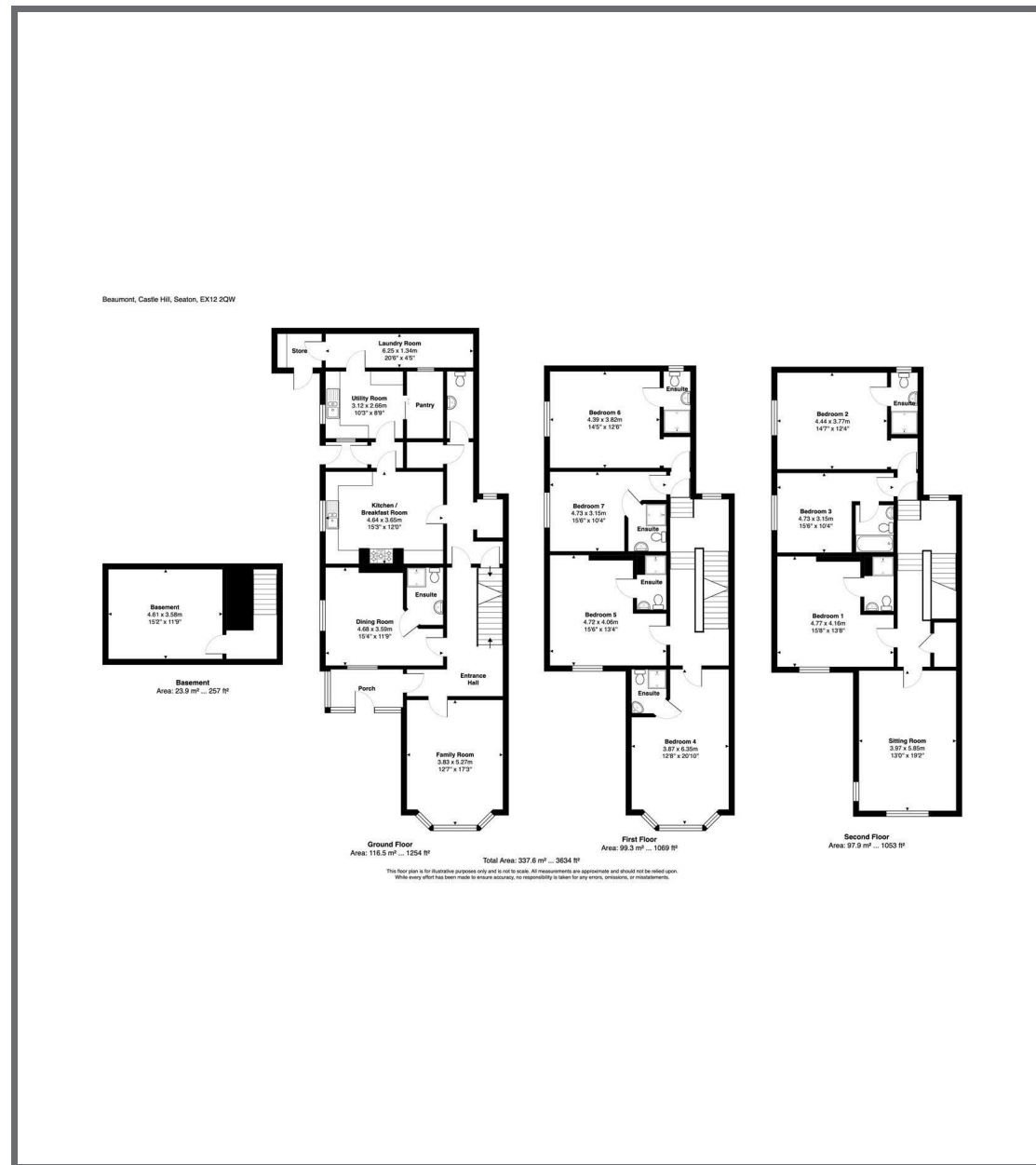
## DIRECTIONS

What3Words: ///coupler.recording.fruity





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