



West View, Seaton EX12 3HY

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Tucked away along a peaceful pedestrian pathway just moments from the village centre and the beach, Barley Cottage is a charming period home enjoying elevated views across the rooftops towards St Michael's Church.

Moments from the beach

Quiet pedestrian setting

Elevated village views

Character cottage charm

Large sitting / dining room

Sunny terrace garden with views

Three large bedrooms

Ideal home or investment





Dating from the early 20th century, the cottage blends character with practicality. The sitting and dining room is a particularly inviting space, featuring parquet flooring and a striking exposed brick fireplace with wood burning stove, creating a cosy focal point and ample room for a dining table. This flows naturally into a modern fitted kitchen with useful storage and rear access.

Upstairs are three bedrooms, two benefitting from attractive village views, together with a contemporary bathroom fitted with a bath and shower over.

Outside

A shared pedestrian pathway runs across the front of the terrace. Positioned beyond this is the cottage's decked garden terrace, creating a pleasant seating area that enjoys afternoon and evening sunshine and open views across the village. A small gravelled area and garden shed sit below.

A further shared pathway runs to the rear of the cottage. While there is no allocated parking, long stay permits are available at the nearby council car park, approximately a five minute walk away.

Location

Situated in the heart of Beer, one of East Devon's most picturesque coastal villages, the property is within easy reach of the beach, cafes, pubs and local shops. The village offers a traditional seaside atmosphere, sailing club and access to beautiful coastal and countryside walks including the South West Coast Path.

Sidmouth lies around 8 miles away and offers a wider range of amenities, whilst Axminster, approximately 9 miles, provides mainline rail connections to London Waterloo. Exeter, around 23 miles distant, offers comprehensive shopping and transport links including the M5 and international airport.

Additional Information

Tenure: Freehold

Services: Mains water, drainage and electricity, gas

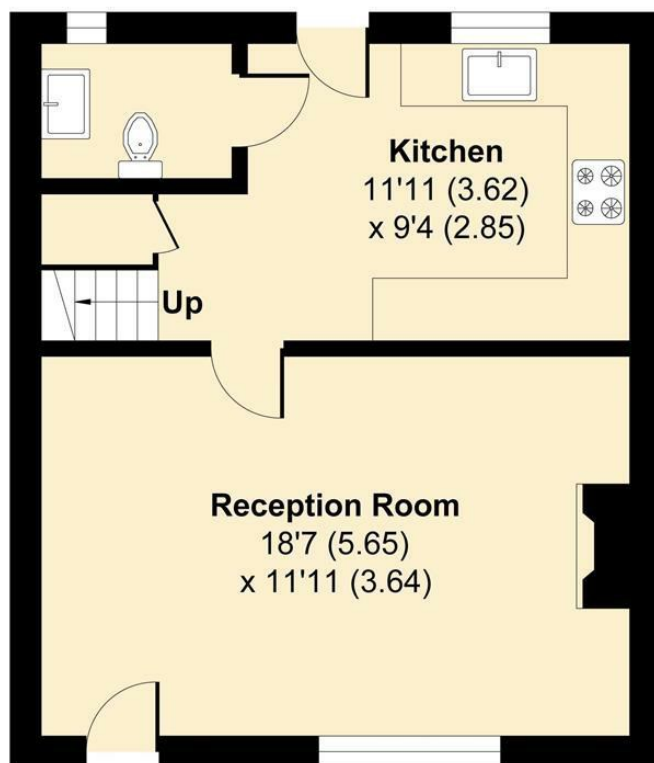




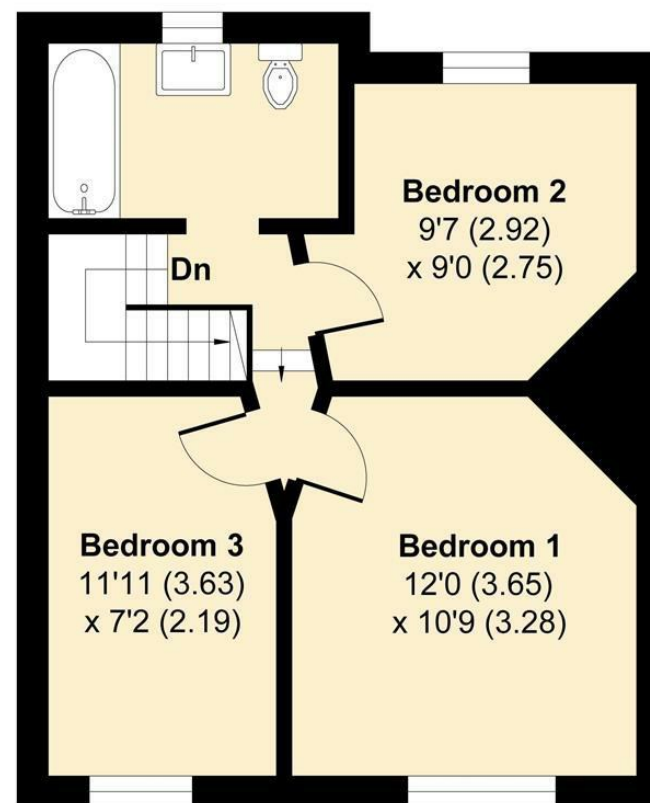
Barley Cottage

Approximate Gross Internal Area = 74.90 sq m / 806.21 sq ft

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).
Produced for V&H Homes.

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