

A photograph of a traditional stone cottage with a tiled roof. The cottage features several arched windows and a central wooden door. The roof is covered in dark tiles with some white patches. There are four skylights on the roof. The foreground shows a green lawn and some foliage. The background shows a clear sky and some trees.

Symonds
& Sampson

6 Causeway Cottages

Causeway, Beer, Seaton, Devon

6 Causeway Cottages

Beer
Seaton
Devon EX12 3LF

Historic Almhouse set in the picturesque fishing village of Beer in need of modernisation. The property features off road parking for one vehicle as well as gardens to the front and rear.



- Excellent position within the village
 - Grade II listed
- Total renovation project
 - Impressive features
 - Gas fired central heating
- Enclosed garden to the rear
 - Off road parking

Guide Price **£250,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

6 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 is the sitting room and kitchen. Both enjoy a dual aspect with double doors leading out to the rear garden. The kitchen features a sink unit and space for appliances. To the first floor are two bedrooms (one double & one single) and a modern bathroom including a white suite and contemporary wash hand basin. There is a good sized landing which could be utilised as a study area or temporary bedroom space.

OUTSIDE

To the front of the property is a lawned garden with established shrubs. 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 the walled courtyard which is of a good size.

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 retailers include Waitrose, Boots and Seasalt. There is also wide variety of eateries, coffee shops and public inns.

DIRECTIONS

What3Words
///absorb.keep.beeep

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 property owns to the top of the bank to the rear.



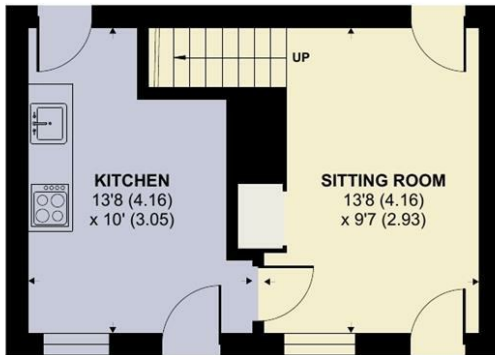


Causeway, Beer, Seaton

Approximate Area = 681 sq ft / 63.2 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Annexe = 622 sq ft / 57.7 sq m
Total = 1349 sq ft / 125.1 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1380776



Axm/RS/8.4.26



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT