



White Lodge



# White Lodge

Beer, Devon, EX12 3EY

Sidmouth: 8 Miles; Exeter: 25 Miles; Colaton Grammar School: 4.5 Miles

A well proportioned detached home set in an enviable position with spacious accommodation, a double garage, and stunning sea views.

- Three bedrooms, one en suite
- Sitting room with woodburner
- Family bathroom and cloakroom
- Private drive and double garage
- Freehold
- Study/Bedroom four
- Open plan kitchen/dining room
- Utility/boot room
- Lawned gardens with patio areas
- Council Tax Band F

## Guide Price £950,000

**SITUATION:** Set within the East Devon National Landscape on the World Heritage Jurassic Coast, Beer is a picturesque and unspoilt fishing village with local shops, pubs, restaurants, galleries, a primary school, and a sailing club. Scenic walks nearby, including the South West Coast Path.

**DESCRIPTION:** A spacious entrance hall provides access to all principal rooms on the ground floor. The sitting room features a woodburner as a focal point, with bi-fold doors opening onto a balcony that enjoys magnificent views across Beer Beach along the Jurassic coastline to Portland. The contemporary kitchen and dining area is open plan, also offering access to the balcony, creating a wonderful space for entertaining. A utility/boot room opens directly from the driveway, while a cloakroom and a study/bedroom to the front complete the ground floor accommodation.

On the lower ground floor, there are three double bedrooms, including one with an en suite bathroom and separate shower. A family bathroom and an additional cloakroom serve the remaining bedrooms.

**OUTSIDE:** A private driveway leads to a parking area and a double garage with electric door. The gardens are mainly laid to lawn with patio areas ideal for al fresco dining and enjoying the coastal setting. There is a greenhouse, log shed and tool shed.

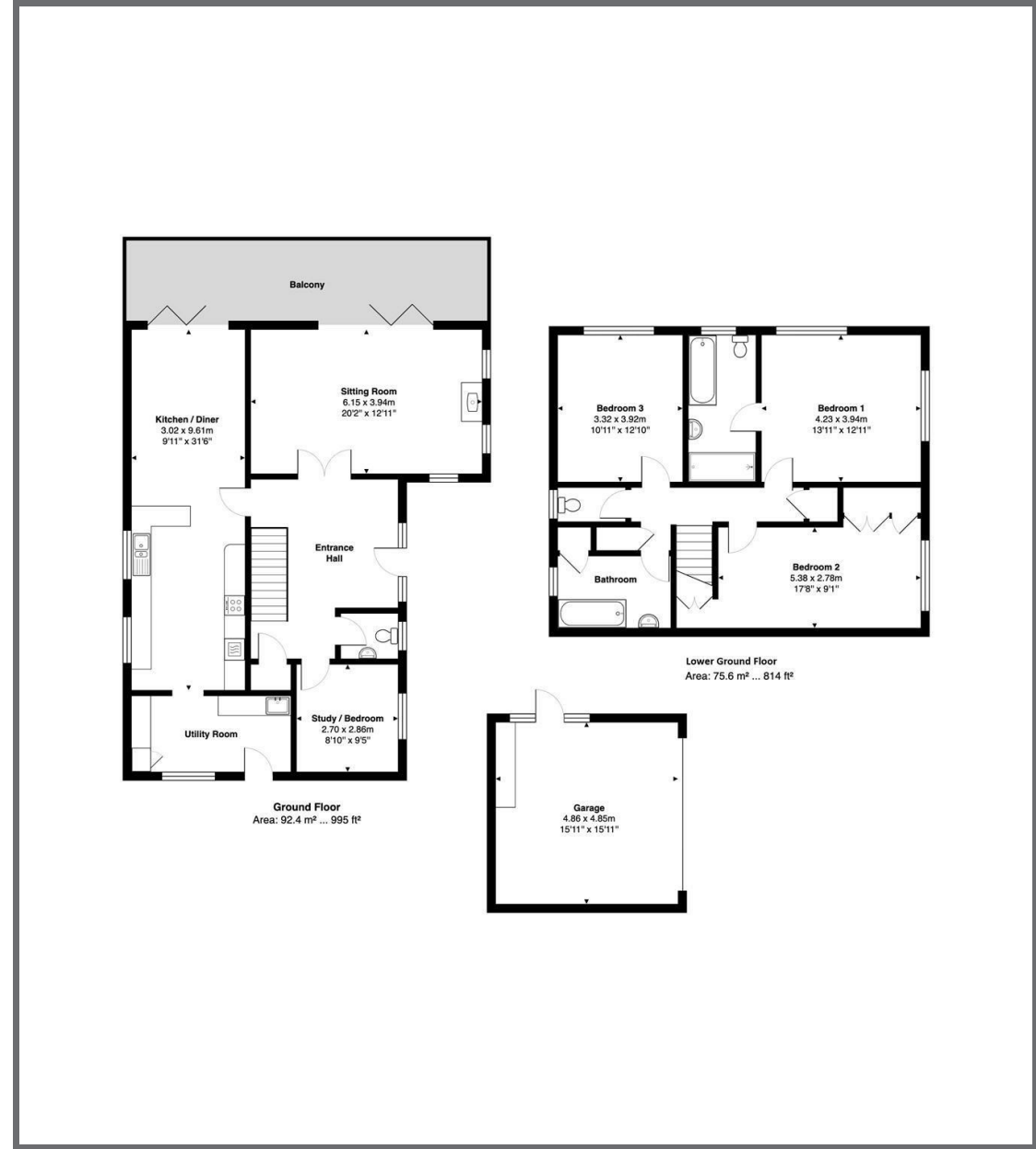
**SERVICES:** Mains water, drainage and electric. PV panels fitted in 2012 contract runs until 2037. Electric boiler fitted in 2024. Standard and Superfast broadband available. Mobile signal likely with Three, EE, Vodafone and 02. (Ofcom)

**DIRECTIONS:** [///chestnuts.talker.evoke](#)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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