



## Lower Beeson Farm, Beeson

In Excess of £875,000

HARRIET  
GEORGE

# Lower Beeson Farm

Beeson, Kingsbridge

A spacious detached house with one-bedroom annex, paddock with stables and uninterrupted rural and sea views.

Beeson is a peaceful village with a strong community that neighbours the stunning beach front of Beesands, a mile-long shingle beach backed by fields with a public footpath to Torcross and a freshwater lake.

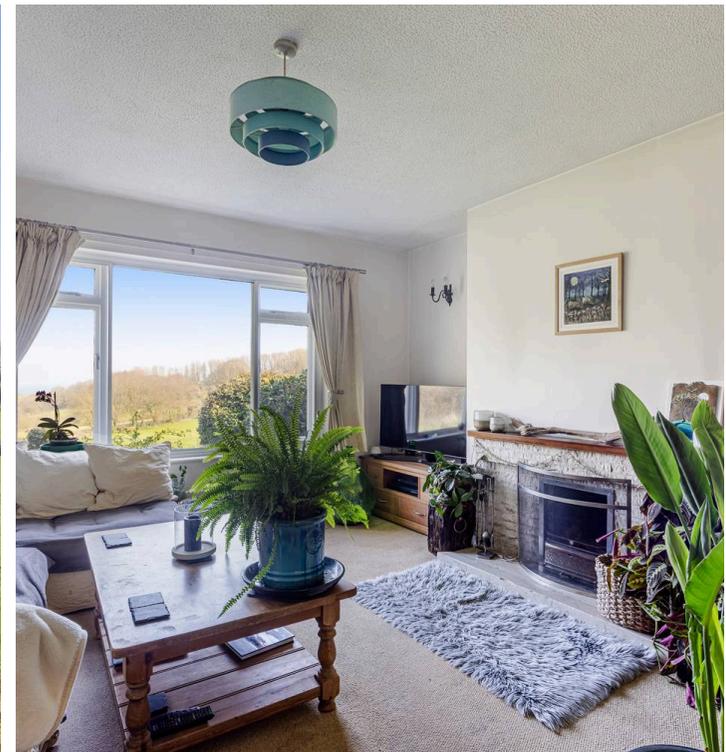
The charming small fishing village of Beesands is situated on the spectacular South West Coast Path and still retains much of its old Devon charm with colourful fishermen's cottages lining the main street and fishing boats landing their catch on the village green. Backed by rolling Devon countryside, this unspoilt village offers a slower pace of life and is home to two fabulous places to eat - the Cricket Inn and Britannia at The Beach.

Stokenham is about 1.5 miles away and has a primary school which is rated outstanding by Ofsted, parish church and two village pubs. On the edge of the village, is Stokeley Farm Shop which as well as a butchery, deli and greengrocers has a garden centre, popular cafe, artisan shops and hairdresser. The adjoining South Hams Brewery and Taphouse hosts events throughout the season.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



Lower Beeson Farm occupies a private and elevated position in this much sought-after village with delightful far-reaching views across unspoilt countryside to the sea.

The main house has an L-shaped kitchen dining room with AGA; a large picture window in the dining area enjoys the glorious views and there is access from here to the garden. The triple aspect sitting room has an open fire and there is also a useful shower room on this level. A door from the entrance hall opens into the annex which could be incorporated into the house but is perfect for visiting family, dependent relatives or an income if desired. Currently accessed via a door at the side, the annex benefits from the same wonderful views and has a living room with open fire, kitchen, bedroom, study and bathroom. Underneath the house is a large cellar which provides excellent storage and a utility room.

There are five bedrooms on the first floor, the three at the rear take full advantage of the spectacular views and there is a family bathroom.

The enclosed gardens with mature trees and shrubs enjoy sun for much of the day and can easily be divided to give the house and annex their own private outside space. Adjacent to the garden is a gently sloping paddock with stables and water; a rare asset in this location. The gated driveway has parking for numerous vehicles and the detached single garage is accessed from the road.

## SERVICES

Mains drainage, water and electricity. Oil central heating.

## DIRECTIONS

From Kingsbridge, take the A379 towards Stokenham. When you reach the roundabout at Stokenham turn right following the signs to Beeson. After dropping down the hill into the village turn left at the sharp right hand bend and Lower Beeson Farm will be found on the right hand side.



Approximate Gross Internal Area = 206.9 sqm / 2228 sq ft  
 (Excluding Garage)  
 Garage  
 Approximate Gross Internal Area = 21.3 sqm / 230 sq ft  
 Cellar  
 Approximate Gross Internal Area = 66.7 sqm / 718 sq ft  
 Total  
 Approximate Gross Internal Area = 295.0 sqm / 3176 sq ft

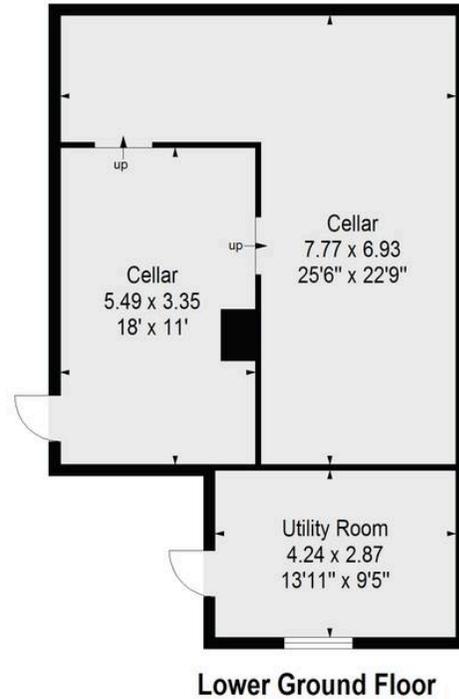


Illustration for identification purposes only,  
 measurements are approximate, not to scale.



# Harriet George Properties Limited

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.