



Langdale, Harepath Hill







Langdale, Harepath Hill

Seaton, , EX12 2TF

What 3 Words: ///stray.liner.lecturers

A well presented and substantial detached family home with separate annexe and views towards the Jurassic Coast.

- Five Bedrooms
- Two Reception Rooms
- Two Bedroom Annexe
- Third of an acre Gardens
- Freehold
- Three Bathrooms
- Comprehensively Fitted Kitchen
- Garages and Driveway
- Superb Views
- Council Tax Band E

Guide Price £1,250,000

Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

Set within the highly sought after coastal town of Seaton, this property enjoys a convenient yet peaceful position, within easy reach of the seafront and town centre amenities as well as the village of Colyton and its highly regarded grammar school. Seaton offers a range of everyday facilities including independent shops, cafés, supermarkets and a popular beach, along with the picturesque Jurassic Coastline providing excellent opportunities for walking and outdoor pursuits.

The surrounding East Devon countryside is renowned for its natural beauty, with nearby coastal paths and the Axe Valley offering scenic routes and wildlife interest. The market town of Axminster lies a short distance away, providing a mainline rail connection to London Waterloo, whilst the cathedral city of Exeter offers a more extensive range of shopping, dining and leisure facilities, together with access to the M5 motorway and international airport.

DESCRIPTION

The property offers spacious and versatile accommodation, arranged to provide a substantial main residence together with a well appointed self contained annexe, ideal for multi generational living or income potential.

The main house is entered via a welcoming reception hall, with stairs rising to the first floor and access to the principal living accommodation. The sitting room is a particularly generous and light filled space, enjoying a dual aspect and opening into a conservatory overlooking the gardens. A separate dining room lies adjacent to the main kitchen, which is well proportioned and conveniently positioned for everyday living and entertaining. There is a cloakroom just off the reception hall.

On the first floor are three bedrooms, including a spacious principal bedroom, all served by a family bathroom and the addition of a separate shower room. A notable feature is the balcony extending across the rear elevation, accessed from multiple bedrooms and enjoying an elevated outlook.





ANNEXE

The annexe is thoughtfully arranged to provide independent living space, comprising a kitchen, generous family/living room, conservatory enjoying views towards the coastal town of Seaton and internal access to a garage on the ground floor. Above, the accommodation extends to two bedrooms and a bathroom, creating a comfortable and practical self contained unit.

The annexe offers excellent flexibility, whether for dependent relatives, guests, or as a potential income-generating opportunity.

PLANNING PERMISSION

Planning permission for extension above and conversion of the integral garage to extend the annexe accommodation. Plans can be found on East Devon District Councils website using reference: 17/1154/FUL.

OUTSIDE

Two separate entrances via timber gates lead on to an in and out driveway, providing ample parking and turning. The front garden is enclosed by mature hedging, with lawn and established planting along with a greenhouse, shed and log store.

There is a detached garage/workshop for the main house, along with additional garaging serving the annexe.

To the rear, the garden backs onto open fields and is bordered by a Devon bank and mature hedging. A paved terrace runs along the rear, leading to a good sized lawn with a pond and established beds, enjoying south facing views towards Seaton and Lyme Bay.

SERVICES

Mains Water. Mains Gas - Areas of underfloor heating. Private Drainage, shared septic tank. Mains Electric and Solar PV Panels, some of which are owned and some leased for 25 years and 3 months, from (and Including) 21/11/2011. 2x Tesla PowerWall battery storage.

Standard broadband available, Starlink is also available in this area. Mobile signal good outdoors and variable in-home with all major networks (Ofcom, 2025).

Approximate Area = 2633 sq ft / 244.6 sq m
Garage = 515 sq ft / 47.8 sq m
Outbuilding = 97 sq ft / 9 sq m
Total = 3245 sq ft / 301.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Stags. REF: 1423959



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	77	80
(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		



