



Symonds
& Sampson

4 Causeway Cottages

Causeway, Beer, Devon

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Causeway

Beer

Devon EX12 3LF

A delightful period cottage a short distance from the sea front and pebble beach which retains great charm and character within this historic building.



- Grade II Listed
- Character features
- Courtyard gardens to the front & rear
 - Allocated off road parking space
 - No onward chain
 - Requiring some updating



Guide Price £320,000

Freehold

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THE PROPERTY

4 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 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 doors and matching arched windows which add to the charm and the character of this delightful home.

ACCOMMODATION

Access leads you through to the kitchen, which has been fitted with a good range of wall and base units and space for appliances, with the staircase located to the rear of the property and a door providing access to the rear courtyard. There are two doors providing access into the living room which includes an abundance of character features including an old-fashioned Range and a wealth of exposed timbers. There are window seats that look out over the pretty front garden and a feature fireplace with wooden surround and mantel. To the first floor are three bedrooms (one double & two single) and a family bathroom.

OUTSIDE

The terrace is approached on foot via a stonewalled pathway with a step up to an enclosed front garden which has been beautifully planted with mature shrubs. To the rear there is an enclosed courtyard with a storage shed and outside W/C. Allocated Parking

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon. Council Tax Band C

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 Southwest 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.

SERVICES

Mains Electricity, Gas, Water & Drainage.

Broadband: Superfast available

Mobile Coverage: Limited indoors, likely outdoors.

Source- ofcom.org

DIRECTIONS

<https://w3w.co/joyously.sharpened.positions>

MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and seas



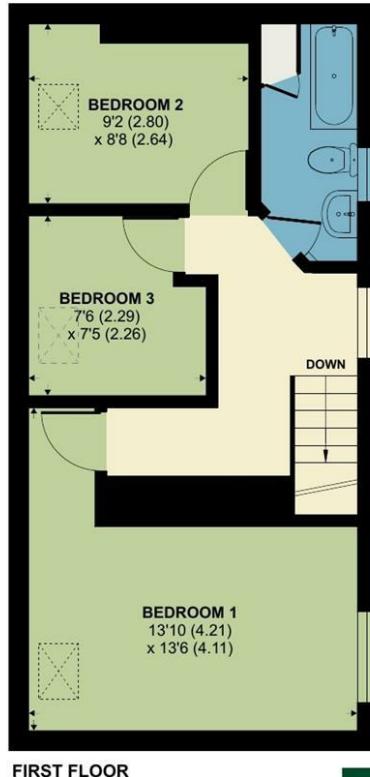
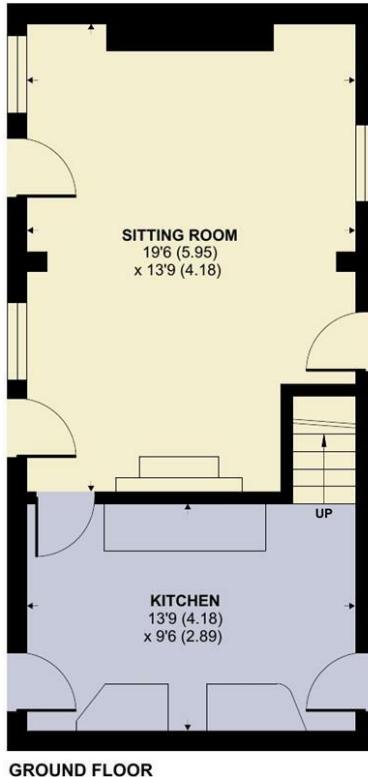
Causeway Cottages, Causeway, Beer, Seaton

Approximate Area = 787 sq ft / 73.1 sq m

Outbuildings = 25 sq ft / 2.3 sq m

Total = 812 sq ft / 75.4 sq m

For identification only - Not to scale



Axm/RIS/13.5.25



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