



Rockpoint House



Rockpoint House

Barline, Beer, EX12 3LW

What3Words: ///chairing.refrain.invest

A well-presented four-bedroom home in the heart of Beer, offering attractive views, generous accommodation and ample parking

- Seaside Village
- Double Garage
- Low Maintenance Garden
- School Nearby
- Freehold
- Countryside & Village Views
- Ample Driveway Parking
- Four Bedrooms
- Two Ground Floor Bedrooms
- Council Tax Band F

Guide Price £720,000

SITUATION

Beer is an unspoilt fishing village and nestles on the World Heritage Jurassic Coastline, within the East Devon National Landscape. It is famous for its quarried stone that has been used in many historic buildings such as Exeter and St Pauls Cathedral. Beer has a variety of shopping and recreational amenities which include restaurants, public houses, post office, galleries, two churches, doctors surgery and sailing club.

DESCRIPTION

The property is entered via a welcoming porch which leads through to two well-proportioned bedrooms. Also located on the ground floor is a modern shower room and a useful utility room, providing practical everyday convenience.

The first floor offers a light and spacious kitchen/dining room, fitted with a range of base and wall units and gas hob. The living room is generously sized and benefits from French doors opening directly onto the patio area. Upstairs are two double bedrooms, the principal bedroom featuring a large built-in wardrobe. Both rooms served by a well-appointed family bathroom.

OUTSIDE

The property benefits from an attractive patio seating area, enjoying lovely open views. From here, steps lead down to a woodchipped garden area, offering a low-maintenance and versatile outdoor space. To the front, there is a driveway providing ample off-road parking, and double garage for secure parking and additional storage.

SERVICES

All mains services connected. Gas central heating.

Superfast broadband available. Good outdoor mobile signal with all major networks (Ofcom, 2025)





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.



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Ground Floor
Area: 46.3 m² ... 498 ft²

First Floor
Area: 82.2 m² ... 885 ft²

Total Area: 128.5 m² ... 1383 ft² (excluding garage)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



| 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 | |

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

honiton@stags.co.uk
01404 45885