



**Daryl Cottage Long Hill, Beer, Devon,
SEATON. EX12 3HZ**

£700,000 Freehold

- Character Detached Home
- Three Bedrooms
- Garage/ Workshop
- Kitchen/ Breakfast Room
- Delightful Gardens
- Village and Coastal Views
- Summer House
- Ample Onsite Parking
- EPC Rating E

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PROPERTY DESCRIPTION

A unique opportunity to purchase a delightful three bedroom character home at the heart of Beer, that has only been advertised for sale once since its construction in the 1950's. Built with cast stone elevations, with beer stone window and door surrounds to the front elevation. Under an interlocking tiled roof, the property was constructed with character features replicating those of other Victorian properties in the village.

Presented in excellent order throughout with the usual features of double glazed leaded light windows, gas fired central heating and has a recently fitted custom made oak kitchen with granite work surfaces. The extensive and flexible accommodation comprises; dining hall, excellent size sitting room, study, kitchen/breakfast room, and on the ground floor; a master bedroom, ensuite, dressing room with walk in wardrobe and shower room, second bedroom and bathroom, with the third bedroom located on the first floor. The gardens and grounds are a true delight and feature a number of seating and entertaining areas including a delightful summer house and there is also a good sized garage/ workshop and additional onsite parking.



ROOM DESCRIPTIONS

The Property:

Solid oak glazed front door, into: -

Dining Hall

13' 11" x 9' 1" (4.24m x 2.77m). Leaded light double glazed window to front with attractive garden and village views, feature ceiling beam and panelled ceiling, radiator, tiled floor.

Gothic shaped double doors into: -

Sitting Room

22' 0" x 12' 0" (6.71m x 3.66m). Dual aspect, leaded light window to front, two leaded light windows to side. Feature brick fireplace with log burning stove, panelled ceiling, two radiators.

Returning to entrance hall, Gothic single door through to: -

Study

9' 0" x 6' 0" (2.74m x 1.83m). Dual aspect leaded light windows to front and side, panelled ceiling, radiator, wall mounted shelves and attractive parquet floor.

Kitchen/ Breakfast Room

L shape -

Kitchen area max overall: 17' 7" x 9' 9" (5.36m x 2.97m).

Opens into breakfast area 10' 5" x 6' 4" (3.17m x 1.93m).

Leaded light French doors from breakfast area, and dual aspect windows to side and rear, giving attractive garden and village views. Glazed door to porch.

The kitchen has been very impressively fitted by Colystock Kitchens with a custom range of matching oak wall and base units, with co-ordinating handles. L shape run of granite work surface, with Inset Neff five ring gas hob, and Inset one and a half bowl stainless steel butler sink with mixer tap. Range of cupboards and drawers beneath including space and plumbing for dishwasher. stainless steel extraction over hob. Further run of granite work surface with further cupboards beneath and three quarter height unit alongside incorporating Bosch fan assisted oven and grill.

Panelled doors to a good sized shelved larder cupboard. Gothic arch through to Breakfast area. Feature oak built in unit combining the space for the gas fired boiler for central heating and hot water, with oak book shelved below and oak shelved storage cupboards to either side of the built in boiler.

Panel ceilings to both kitchen and breakfast area, tiled floor.

Porch

Built in storage cupboards and leaded light double glazed doors giving access to the porch.

Returning to dining hall, double doors through to: -

Inner Hall

Appealing parquet floor, radiator, door off to: -

Bedroom Two

11' 1" x 8' 1" (3.38m x 2.46m) including wardrobe. Obscure glazed window to side, feature panelled ceiling, radiator, built in wardrobe cupboard with a dressing table recess to one side with drawer storage below. Further storage above dressing table area and wardrobe. Parquet flooring.

Door to: -

Bathroom

Obscure glazed window to side, suite comprising vanity sink, in large quart, surround with range of cupboards beneath, mosaic splashback tiling with mirror and light over. Close couple WC with wooden seat, door to shower cubicle with energy 2000 electric shower and shower panels.

Door to utility cupboard -

Space and plumbing for washing machine, with further storage over.

Returning to inner hallway, double part obscure glazed gothic doors into: -

Bedroom One (Principle Suite)

12' 1" x 11' 1" (3.68m x 3.38m) plus ensuite and dressing room. Large leaded light double glazed window to side, giving attractive garden views. Large bed recess with wall lights and further storage over, radiator.

Gothic archway through to Inner hall, with cottage style part glazed door through to: -

Ensuite Shower Room

Obscure glazed window. Large walk in shower cubicle, fitted with thermostatic shower. Panel bath with chrome mixer tap and hand held shower attachment. Period style wash hand basin with chrome taps with cupboards beneath. White electric ladder style towel rail and chrome gas fired ladder style towel rail. Splashback tiling to bath and wash hand basin with shower panels to shower cubicle. Feature beam ceiling with downlighter and extraction, timber effect laminate floor.

On the opposite side of the inner hall; part glazed cottage style door: -

Dressing Room

Window to side, a large dressing areas with archway through to walk in wardrobe, with Velux roof light.

Returning to inner hall.

Door to: -

Narrow rising stair case, up to: -

Bedroom Three

17' 6" x 11' 11" (5.33m x 3.63m) including stairs. Dual aspect with dormer windows to front and side, both give charming village and garden views. Access to eaves storage area, feature ceiling beam, radiator.

Outside

This delightful property is tucked away at the heart of the village, and is approached over a good sized block paved parking area, that provides parking for two vehicles and gives access to the: -

Garage/ Workshop

Constructed with cast stone elevations under a tiled roof, attractive part glazed electric up and over door with a door at the side and a leaded light window. Fitted with light and power, this could make an ideal home office, hobby space or workshop.

Gardens

From the entrance drive is a metal gate, which gives access to the front garden. This is divided into numerous delightful areas with a most attractive range of mature planting. Steps rise up to a courtyard, where there is an arched log store area with feature planting on all sides, including a gravel bed with an olive tree.

The path then meanders round past the side door to the garage, through an archway where the path approaches the front door, with a gravelled seating area on one side and a further gravel courtyard on the other, with feature centrally planted olive trees.

The path then continues to the side of the property, through another trellised arch into a useful covered courtyard area, which provides under cover storage and then continues round through another metal gate, to the rear patio. This is adjacent to the kitchen/ breakfast room patio doors and provides a charming outside entertaining area, at one side is covered barbecue space.

Steps then rise up from the rear of the patio, to the quite delightfully landscaped and terraced rear garden, with an area of lawn, with a raised flower bed with stone paving and steps continuing up the first level, past a raised flower and shrub border, which gives access to the delightful summer house. Glazed to two sides with electric points, and provides a quiet and idyllic space for enjoying that afternoon siesta.

Steps then rise up to the 'Gin and Tonic Terrace', where there is a superb covered pergola with electricity and power points, large covered entertaining area with stone paved terrace at one side, making an ideal sun bathing spot and gives a lovely village view and sea glimpses.



FLOORPLAN & EPC



Total Area: 134.7 m² ... 1450 ft²

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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