



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Clock House, Wessiters, Seaton, Devon EX12 2PJ**

**Guide Price: £775,000 Freehold**





## PROPERTY DESCRIPTION

A unique and impressive detached home, of immense charm and character, dating back, we believe to 1842, and built as the Coach house, for Wessiters House. The property was then converted in the 20th Century, to form the character detached property, and was subsequently extended and improved during the current ownership, and exhibits the character features of a period property, including high ceilings and leaded light stone mullion windows.

Constructed with colour washed rendered elevations under a slate roof, the extensive accommodation includes, entrance hall with a WC, a superb through sitting room with an open fireplace, garden room/ vinery, second WC, separate dining room, impressive large kitchen/ breakfast room, utility room and separate store. The first floor, has four bedrooms, with the principal bedroom having an en-suite, together with a family bathroom.

The impressive gardens and grounds are just under half an acre, and feature a lengthy entrance drive, with ample onsite parking, a double garage, a swimming pool, an extensive patio, and a good sized area of lawn, boarded by mature planting.



## FEATURES

- No Onward Chain
- Impressive Detached Home
- Four Bedrooms
- Swimming Pool
- Character Features
- Superb Garden Room
- Master En-Suite Bathroom
- Double Garage & Ample Onsite Parking
- Separate Utility Room
- Beautifully Gardens & Grounds





## ROOM DESCRIPTIONS

### The Property:

Oak front door and fan light over into entrance hall, with easy rising stairs to first floor with understairs storage, with small fitted safe. Glazed door to rear hall, with a door to WC and a door to boiler cupboard, with oak door to patio.

Glazed doorway thorough to the sitting room, which is a lovely triple aspect room, with mullion windows to the front and side, and a mullion window and French doors at the rear to the garden. Twin doors to porch, and oak external door to swimming pool and a courtyard garden. Feature open fireplace, with carved timber surround with marble inset and hearth.

The rear porch has double doors to patio, and a door to a second WC. This opens through to the garden room, which was converted from the vinery, and now has a slate roof with roof light and double doors to the swimming pool courtyard. The remaining part has glazed walls and roof, and bi-fold doors that open up to the patio, giving attractive garden views, and makes a superb all weather entertaining space.

Returning to entrance hall, door to separate dining room, which is dual aspect with stone mullion windows to front and rear. Door through to superb kitchen/ breakfast room, which is dual aspect again. with stone mullion window and oak door to front, timber French doors and matching side window, gives access to the patio and garden.

The kitchen has been impressively fitted to two sides, with a range of matching base units, built in fridge, pull out storage baskets, with Granite work surface over. Inset Neff ceramic hob, with extraction over. Tiled floor. Impressive pine dresser.

Glazed door through to the second kitchen/ utility room, which has a leaded light window to rear, with a U shaped run of work surface, with cupboards and drawers beneath, with a built in four ring gas hob with extraction over, a built in dishwasher, a full height unit incorporating double oven. Glazed door through to store room, which has wall mounted shelves, space for a fridge freezer, and a half glaze door to outside.

### The First Floor:

Part galleried landing, with door doors off to:

Principal bedroom, with Stone mullion window to rear, giving lovely garden views. Extensive range of built in wardrobe cupboards, with further storage over. Door to en-suite bathroom, which has a stone mullion window to front, with a white suite, comprising; large vanity sink on timber surround, with drawers beneath, roll top bath on chromed claw feet with mixer taps and hand held shower attachment. Shower cubicle with glazed shower door fitted with thermostatic shower, splashback tiling, close coupled WC with co-ordinating seat, chrome ladder style towel rail. Ceramic tiled floor.

Step up to inner landing, which has a door to large walk in shelved airing cupboard, with hot water cylinder, with insulating jacket and slatted shelves.

Door to bedroom two, with a stone mullion window to front and side. Bedroom three, which has stone mullion windows to side and rear, and glazed doors to large walk in wardrobe. Bedroom four, window to rear.

Returning to landing, door to family bathroom, with stone mullion window to front, with a pastels suite, comprising; wash hand basin with chrome taps, close coupled WC with co-ordinating seat, archway to built in panel bath, with mixer tap and thermostatic shower over.

### Gardens and Grounds:

The property is approached through high Wrought Iron entrance gates, with the entrance peers capped with Pineapple finials. The concrete entrance drive provides ample onsite parking. On the right hand side, there is a parking area, and a garden area, with a pedestrian gate to the foot path.

At the rear of the entrance drive, are the timber sliding doors to the double garage. Just inside the entrance gate, an arched timber gate leads to the walled swimming pool/ courtyard, which provides a fine south facing space for swimming and al fresco dining, with doors back to the main house. The pool is heated, and there is a door to the pool house which houses the pump and the heat exchanger.

The path then continues round, to the garden room, patio and rear lawn. The extensive paved patio runs the full width of the property, and has a raised dwarf wall planted with a profusion of bulbs and plants, and makes a wonderful space for outside entertaining.

The large lawn to the rear of the patio, is surrounded by a number of mature trees and mature planting, and makes a wonderful setting for this charming and impressive family home.

### Council Tax

East Devon District Council; Tax Band G - Payable 2023/24: £3,982.10 per annum.

### Seaton

The seaside town of Seaton is located where the River Axe in East Devon meets the English Channel. Seaton lies in Lyme Bay between the white chalk Haven Cliff and the limestone cliffs of Beer. A delightful mile long pebble beach runs in front of the Esplanade with another, more secluded beach going past Axmouth Harbour and the undercliffs towards Lyme Regis. The outstanding Jurassic Coast has UNESCO World Heritage status. The architecture in the town is mainly Victorian and Edwardian, although there are some buildings dating back to the 15th Century. There are an abundance of public gardens and open spaces around the town which offer spectacular views along with popular attractions such as the Jurassic Coast Centre, Seaton Wetlands and Seaton Tramway. The pedestrian town centre offers safe, traffic free shopping with a range of shops, supermarkets and independent retailers. This area is designated an Area of Outstanding Natural Beauty. The market town of Axminster, with its main line rail link to London Waterloo, is 5 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

### Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

### Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Total Area: 261.4 m<sup>2</sup> ... 2813 ft<sup>2</sup> (excluding garage)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>35</b>	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	