





PROPERTY DESCRIPTION

A superb Victorian Villa, which is semi-detached and located in an elevated position in the sought after fishing village of Beer, benefiting from ample onsite parking, a lovely kitchen dining room, and a one bed roomed annexe or 'Airbnb' with an en-suite shower room.

The property was constructed, we believe in 1839, and has a number of appealing and charming character features, including original fireplaces, coved ceiling, deep skirting boards, attractive and unique stain glass windows, and the original decorative tiled floor in the entrance hall. The spacious and versatile accommodation briefly comprises; on the ground floor, entrance porch, two reception rooms, and a good-sized kitchen dining room, with the first floor being split level, with two good sized double bedrooms, a third single bedroom or study, a bathroom and a separate WC. There is also a good sized cellar, which is approximately 172 square feet.

Outside, the delightful gardens and grounds offer various opportunities for outside entertaining and al fresco dining, and make truly lovely setting for this charming property, and whilst the property is situated on the outskirts of Beer, it is still in a convenient position, with the Village amenities and beach within easy walking distance.



FEATURES

- Victorian Villa
- Semi-Detached with Ample Onsite Parking
- Charming and Full of Unique Character
- One Bed Airbnb or Annexe
- Presented in Excellent Order Throughout
- Within Minutes Walk To The Beach
- Lovely Gardens and Grounds
- Large Cellar
- Pleasing Village and Sea Views
- Just over 1,700 sq ft of accommodation





ROOM DESCRIPTIONS

The Property

From the gated entrance drive, steps lead up past a lovely seating area, to the entrance door, which opens in to a good sized entrance lobby, with an attractive stained glass panelled door, with matching side windows, leading into a charming entrance hall.

The entrance hall has the original tiled flooring, which makes for a super feature, with stairs to the first floor, an under stairs storage cupboard and a radiator, with doors off to the living room, second reception room and kitchen/dining room.

Living Room

Bay window to front, feature fireplace. Two radiators.

Reception Room Two

Dual aspect, windows to side and rear. Fireplace. Radiator. This room has a number of uses, including a snug, office, or separate dining room if required.

Kitchen/ Dining Room

Door to side, providing access to an area of decking. Archway through to the annexe or 'Airbnb' unit. Window to side, with part stain glass feature.

The kitchen has been fitted to two sides, with a range of matching wall and base units. On one side of the kitchen, is an inset composite sink and drainer, with mixer tap, with cupboards beneath, including built under dishwasher, and space and plumbing for washing machine. On the other side of the kitchen, there is an inset space for cooker, with extracting above. Feature exposed brick wall. Space for freestanding fridge freezer. Doors to built in panty cupboard.

From the entrance hall, stairs rise up to the first floor landing.

The First Floor

Hatch to boarded roof space. Radiator. Split level landing with doors off to -

Bedroom One:

Good sized double, with bay window to front offering views over Beer and sea glimpses. Radiator. Feature original cast iron fireplace.

Bedroom Two:

Good sized double, with window to rear. Radiator. Door to built in cupboard. Feature original cast iron fireplace.

Bedroom Three/ Study:

Window to front offering views over Beer and sea glimpses. Radiator.

Bathroom:

Window to side. Double doors to airing cupboard with a wall mounted Worcester boiler for gas fired central heating and hot water. The bathroom has been attractively fitted, with a large walk-in shower, and a good-sized separate bath, together with a pedestal wash hand basin with chrome taps and a chrome ladder style towel rail.

Separate WC:

Obscure glazed window to side. Close couple WC with wooden seat. Radiator.

Cellar

The cellar has been damp proofed, and has lighting, and makes an excellent large, dry and secure storage room, at approximately 172 square feet (16 square metres).

Outside

The property is approached over a gravelled entrance drive, gated for privacy and security. Stone steps rise up to provide access to the property and the gardens.

There are various areas of decking and patio, offering a good degree of privacy, and providing a pleasing setting for outside entertaining and al fresco dining.

Annexe/ Airbnb

Accessed from either the kitchen/ dining room in the main property, or via a private door from the garden, the property has the benefit of a well presented one bedroom annexe, comprising, a double bedroom with built in wardrobe, and an en-suite shower room, fitted with a pedestal wash hand basin, a close coupled WC and a walk in shower with a bi-folding door.

This room is light and bright and would make an excellent holiday let or Airbnb opportunity.

Council Tax

East Devon District Council; Tax Band D - Payable 2023/24: £2,312.08 per annum.

Beer

The property is situated in the historic fishing village of Beer, nestled on the UNESCO World Heritage site of the Jurassic Coast, between Sidmouth to the west and Lyme Regis to the east. The village of Beer is built around a substantial pebble beach and includes many buildings of Arts and Crafts architecture. The village offers amenities including; two churches, a post office, a number of pubs and restaurants, a delicatessen, art galleries and a village shop.

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

