

A two-story house with a light-colored exterior and a dark tiled roof. The house has a gabled roofline and several windows. A large green lawn is in the foreground, and a swimming pool is visible on the left side. A wooden fence surrounds the property, and there are some plants and a black metal gate in the foreground. The sky is blue with some clouds.

**John
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& Co**

**Coast &
Country since 1977**

Barline, Beer, Devon EX12

£565,000 Freehold



PROPERTY DESCRIPTION

A superb and beautifully presented four bedroomed semi-detached chalet bungalow, located only a short distance from the village centre and sea front, benefiting from stunning Village and rural views. Constructed, we believe in 2007 with colour washed rendered elevations under an interlocking tiled roof, with the usual attributes of double glazed windows and gas fired central heating.

The spacious and versatile accommodation briefly comprises; on the ground floor, entrance hall with a cloakroom, a delightful L shaped open plan living/ dining/ kitchen, which has a stylishly re-fitted kitchen, a utility room, and a good sized double bedroom with an en-suite shower room. The first floor, has two good sized double bedrooms, with one benefiting from an en-suite shower room, a fourth single bedroom and a bathroom, benefiting from both a bath and a shower.

Outside, there is a good sized terraced garden to the front, ample onsite parking on the driveway to the side, and a lovely enclosed garden at the rear, which is terraced with areas of lawn and patio, and offers a private and peaceful setting for outside entertaining and al fresco dining.



FEATURES

- Beautifully Presented Throughout
- Spacious & Versatile
- Ample On-Site Parking
- Four Bedrooms
- Semi-Detached Chalet Style Bungalow
- Enclosed Terraced Rear Garden
- Superb L Shaped Living/ Dining Room & Stylishly Fitted Kitchen
- Pleasing Village Views
- Separate Utility Room & Ground Floor WC
- Two En-Suite Shower Rooms PLUS Family Bathroom





ROOM DESCRIPTIONS

The Property: -

This beautiful property can be approached over the entrance driveway, which provides onsite parking and is accessed from Mare Lane, or alternatively, the property has pedestrian access from Barline via steps and a gravelled path which leads up to the entrance drive and front door.

Entrance Hall

Easy rising stairs to first floor. Attractive oak floor. Radiator. Under stairs storage space. Doors to the ground floor bedroom, living room and WC.

WC

White suite comprising; close-coupled WC with co-ordinating seat and pedestal wash hand basin with chrome tap. Radiator.

Ground Floor Bedroom (Bedroom Two)

Large picture window to front, providing lovely panoramic views over the village to the surrounding fields and woods. Radiator. Curtained archway to wardrobe alcove with hanging rail and shelf. Door to: -

En-Suite Shower Room

Obscure glazed window to side. The shower room has been stylishly fitted with a white suite comprising; close-coupled WC with co-ordinating seat, pedestal wash hand basin with chrome taps and large walk-in shower cubicle with glazed door, Ladder style towel rail.

Beautiful L shaped Living Room/ Dining Room/ Fitted Kitchen

Living/ Dining Room

Dual aspect, with window to front, again providing lovely Village views, together with window to rear and patio doors giving access to the garden. Two Radiators. The living/ dining room opens up through to:-

Kitchen

Window to side providing attractive distant rural views. Door to utility room. The kitchen has been stylishly fitted to three sides with a range of matching wall and base units with co-ordinating handles. U shaped run of Quartz work surface with inset one and a half bowl composite sink and drainer with chrome mixer tap, Inset space for range cooker with extraction above. The kitchen has an excellent range of cupboards and drawers, including built in dishwasher and built in fridge. Space for freestanding fridge freezer.

Utility Room

Window to rear giving attractive garden views. Door to side giving access to the rear garden. The utility area has been fitted to two sides with a matching range of wall and base units. L shaped run of work surface, with inset stainless steel sink and drainer with chrome mixer tap, with cupboards beneath including space and plumbing for washing machine and under counter space for refrigerator or freezer. Wall mounted Worcester boiler for gas fired central heating and hot water. Radiator.

Returning to entrance hall, stairs to:-

First Floor

Hatch to roof space. Velux roof light. Doors off to:-

Bedroom One

Dormer window to front, providing the most attractive views over Beer and to the surrounding hills and woods. Part restricted head height. Door to: -

En-Suite Shower Room

Velux roof light with pleasing rural views. Stylishly fitted white suite comprising; vanity style wash hand basin with chrome mixer tap, close coupled WC with co-ordinating seat and corner entry shower cubicle with glazed sliding doors. Radiator.

Bedroom Three

Window to rear giving attractive garden views. Radiator.

Bedroom Four / Study

Velux roof light to side giving most attractive distant rural views. Two wall light points. Radiator. Part restricted head height.

Family Bathroom

Velux roof light to rear. Stylishly fitted white suite comprising; large panel bath with chrome mixer tap, close-coupled WC with co-ordinating seat, pedestal wash hand basin with chrome taps and shower cubicle with glazed shower door. Full tiling to shower and splashback tiling to sink and bath areas. Radiator. Part restricted head height.

Outside

The front garden is retained at a higher level by a colour washed rendered wall with contrasting coping with an attractive flower and shrub border fronting an area of lawn. The entrance drive is bordered by attractive flint walls and edged with established shrubs. Vehicle access is gained from Mare Lane onto the wide tarmac entrance drive, which provides vehicle parking in addition to the gravelled secondary parking area with space for a garage, subject to any necessary consents. To the rear of this parking area, a paved path gives access to the side and rear garden via a timber pedestrian gate.

Terraced Rear Garden

The rear garden has been attractively landscaped and features an extensive paved patio running the width of the property, which returns round to the utility room door and gate to parking area. The patio is accessed directly from the living/ dining room and offers an excellent degree of privacy and is south and west facing and provides an ideal sun trap and entertaining space.

The garden has been attractively terraced on two levels and is retained by colour washed rendered walls with contrasting coping and attractively planted at the edge with numerous specimen shrubs. The first level comprises a good sized area of lawn and seating area. Steps rise up to a second area of lawn where the retaining wall is again edged with specimen shrubs. At the top of the garden is a timber garden shed and also offers the most attractive outward views over the fields surrounding Beer.

Council Tax

East Devon District Council; Tax Band E - Payable for the 01/04/2025 to 31/03/2026 financial year is £3,098.41.

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.

Local Schools

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

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.

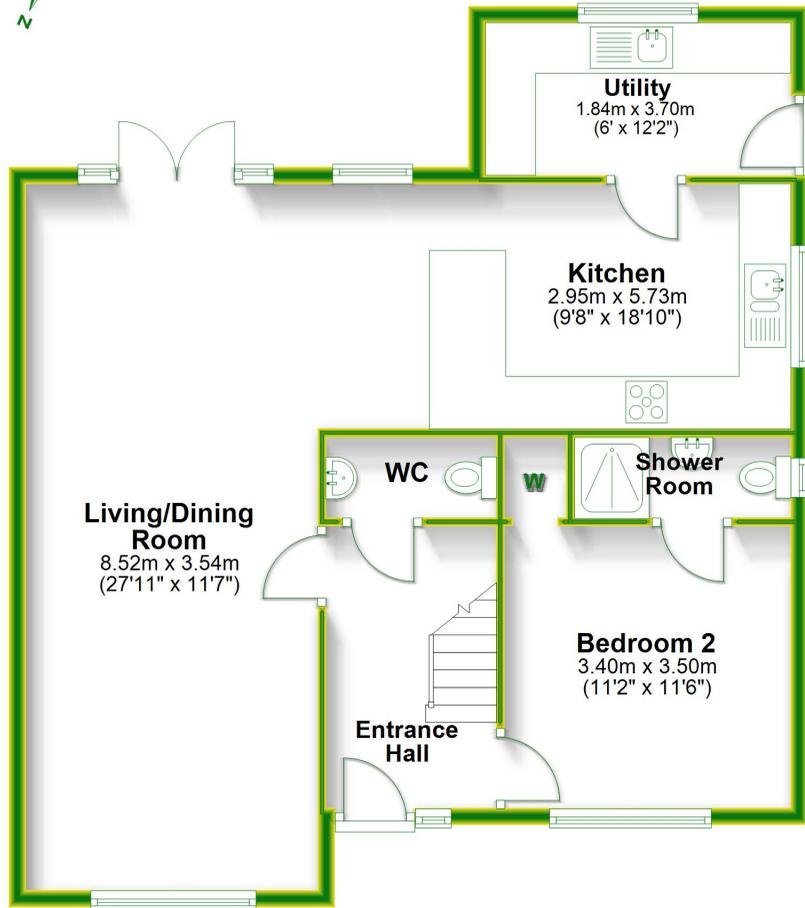
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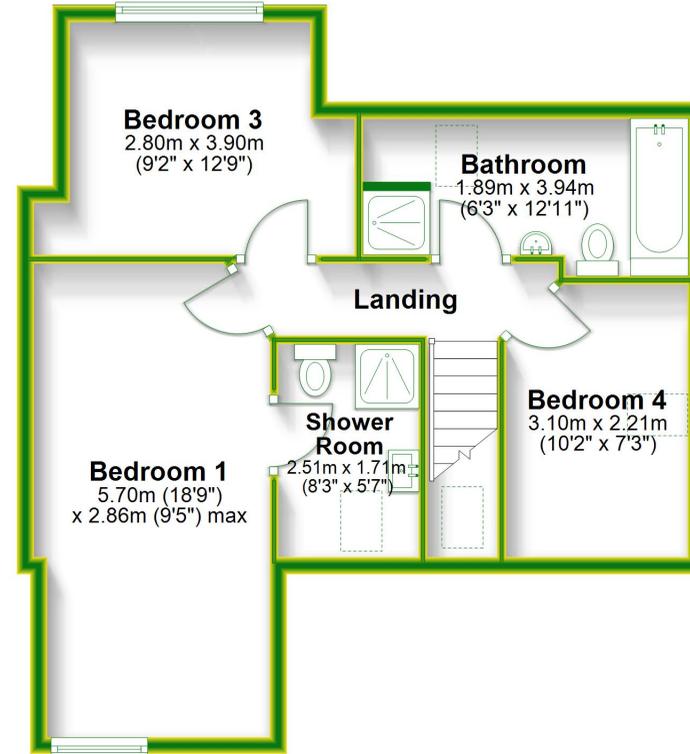
Ground Floor

Approx. 80.5 sq. metres (866.0 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.8 sq. feet)



Total area: approx. 131.1 sq. metres (1410.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

Loughwood, Barline, Beer

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		81	88
England, Scotland & Wales			
EU Directive 2002/91/EC			