



White House

Old Beer Road, Seaton, Devon, EX12 2PX

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An exceptionally handsome and beautifully proportioned Victorian Villa located on the World Heritage Jurassic Coast

- Superb location about 200 yards from the beach
- Substantial period house of elegant proportions
- Open southerly outlook with some sea views
- Opportunity for refurbishment and improvement
- Generous gardens of about 0.4 acre

GUIDE PRICE £950,000

SITUATION

White House is located in a commanding position on the World Heritage Jurassic Coast at Seaton Hole. It is conveniently placed being within a short walk of the beach (about 200 yards), as well as having the quintessential fishing village of Beer close at hand and the town of Seaton which offers a wide range of everyday amenities. These include some lovely independent shops and eateries, doctors surgery, primary school and a large Tesco store. There is a golf course nearby in Axmouth and many stunning walks, both coastal and country close at hand. Seaton Tramway operates a heritage tram between Seaton and Colyton in East Devon's glorious Axe Valley, travelling alongside the River Axe estuary through two nature reserves and giving an unrivalled view of the abundant wildlife. The renowned Colyton Grammar School, one of the country's top mixed state schools, is situated about 3 miles away on the outskirts of the village of Colyford.

The market town of Axminster is approximately 8 miles to the north-east and has a good variety of shops, schools and leisure facilities with mainline rail link to London Waterloo. The busy market town of Honiton lies some 11 miles away and is particularly well-known as an antique and book centre as well as having the usual range of shops, and also has a mainline rail link to London Waterloo.





The Cathedral City of Exeter lies about 24 miles to the west and has excellent shopping and sporting facilities, theatres, art centre, mainline express rail link to London Paddington, international airport and M5 access.

THE PROPERTY

White House comprises a distinctive detached residence which dates back to the mid-Victorian era and has a classic front façade with its attractive bays and large sash windows, two of which have arched tops and hood moulds.

The accommodation, as one would expect, is particularly elegant with beautifully proportioned rooms which retain a wealth of character, all of which aids in creating a delightful period ambience. Features include ornate cornicing, picture rails and several impressive marble fireplaces. It is also adaptable in its layout, extending to approaching 3400sqft, with generous reception rooms, five bedrooms to the first floor, and a further two second floor rooms which would make an ideal studio, home office or children's den.

Although White House would now benefit from a programme of refurbishment, it offers a rare opportunity for those seeking a project and to put their stamp on a fine period house in a superb location.

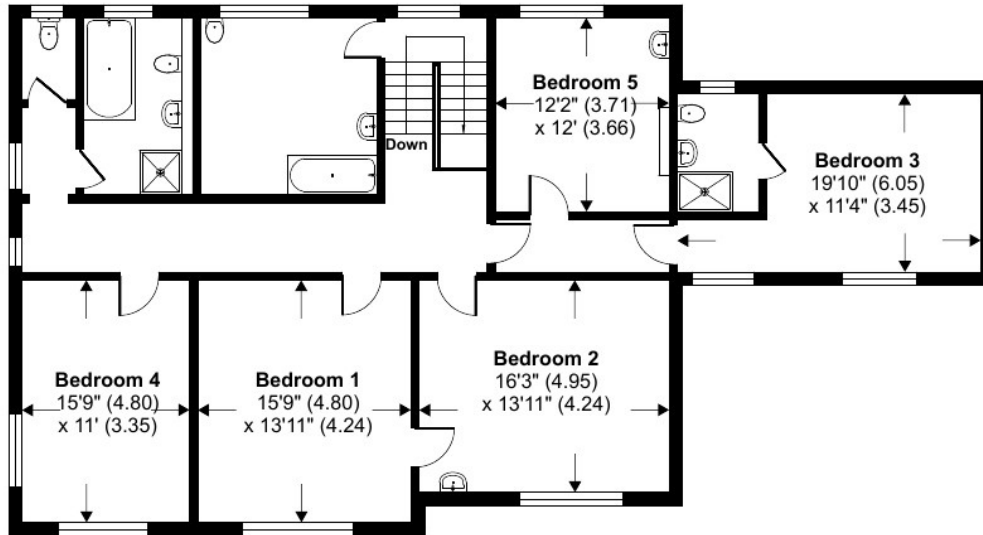
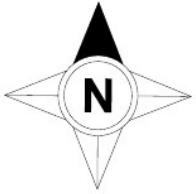
GARDENS & GROUNDS

The property is approached from Old Beer Road through impressive pillars and a driveway which sweeps up to the house and provides parking for several vehicles. To the front is a large lawned garden with stone balustrades, summerhouse and a timber shed.

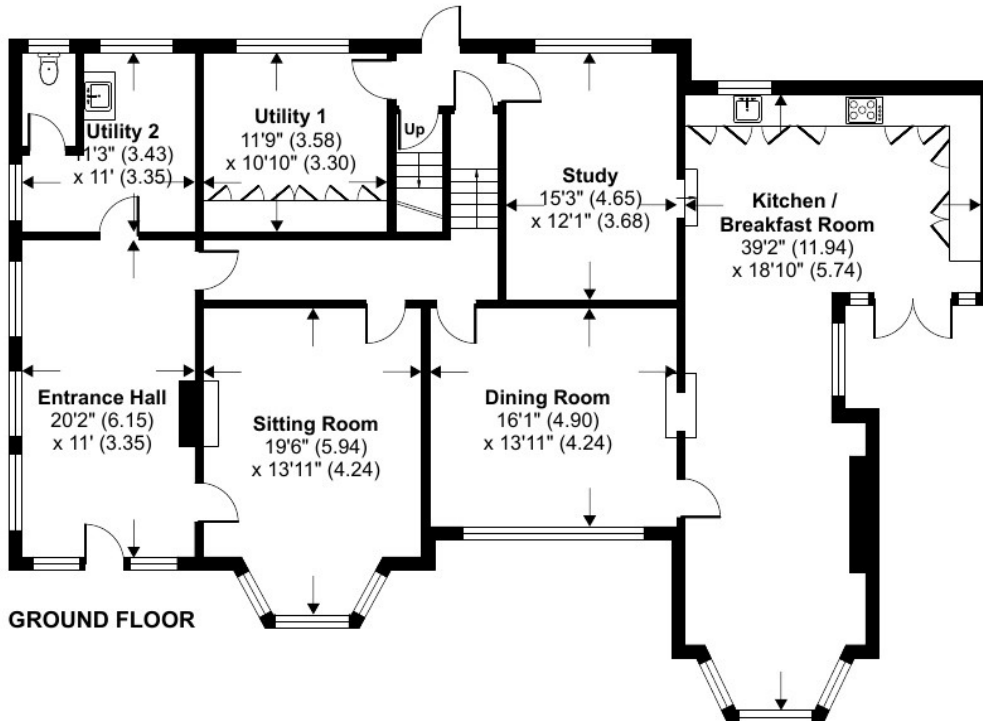
The garden rises to the rear where there is a brick and glass greenhouse (which is now in need of repair) and a lightly wooded area with a beautiful mature oak tree. It is bordered to the north by a flintstone wall. To the rear of the house are several stores and an outside WC.







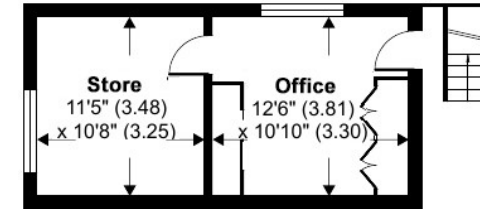
FIRST FLOOR



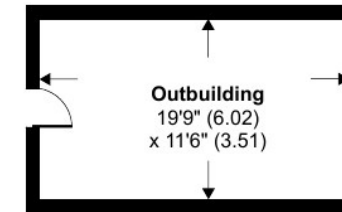
GROUND FLOOR

Approximate Area = 3365 sq ft / 312.6 sq m
 Outbuilding = 584 sq ft / 54.2 sq m
 Total = 3949 sq ft / 366.8 sq m

For identification only - Not to scale

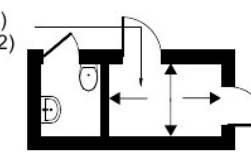


SECOND FLOOR

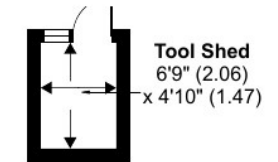


OUTBUILDING 1

Store
 7'4" (2.24)
 x 4'8" (1.42)



OUTBUILDING 2



OUTBUILDING 3

Tool Shed
 6'9" (2.06)
 x 4'10" (1.47)



DIRECTIONS

From Seaton, take the B3174 Beer Road (west) out of the town and continue for about 0.7 mile, turning left on a sharp left hand bend (in a wooded section of the road), onto Old Beer Road. Continue along this road for about 0.3 mile and the entrance gates to White House will be found on your left hand side.

SERVICES

Mains electricity, water and drainage.
Mains gas-fired central heating.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
Tax Band: G.

ENERGY PERFORMANCE CERTIFICATE

Rating: F.



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01404 42456

devon@humberts.com

