



Uplands

Bunts Lane, Seaton Devon, EX12 2HU

[humberts.com](https://www.humberts.com)



A substantial period residence in a much sought-after location with glorious views over the Axe Estuary and the sea

- Garden room and impressive stair hall
- Sitting room with French doors and Stovax fire
- Dining room with attractive tiled fireplace
- Breakfast room with window seat
- Extensively fitted kitchen/breakfast room and utility
- Office, side hall and cloakroom
- Landing with balcony with glass balustrade
- Principal bedroom with balcony and en-suite
- Guest bedroom with en-suite
- 3 further bedrooms
- Family bathroom
- Garage and workshop
- Established and well-stocked gardens
- Stunning views over the town to the sea and estuary

GUIDE PRICE £925,000

SITUATION

Uplands is situated in a highly sought-after residential location on the outskirts of this popular coastal town, which in turn sits on the magnificent World Heritage Jurassic Coast. The property stands in a slightly elevated location and takes advantage of a sunny southerly aspect and spectacular views over the rooftops to the sea, Axe Estuary and Axe Cliff. It is conveniently placed within walking distance (about half a mile) of the town's many amenities as well as the long esplanade, pebble beach and dramatic coastline. Seaton has an excellent selection of recreational and shopping facilities including supermarkets, bank, restaurants, independent shops, doctors surgery and hospital, sporting facilities and primary school.







There are many walks both coastal and country close at hand including the breath-taking South West Coastal Path, as well as the Axe Estuary and Wetlands Nature Reserve which is a well-known location for serious bird watchers. The renowned Colyton Grammar School, one of England's top mixed state schools, is also nearby 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 and also a main line rail link to London Waterloo. Exeter, the county town and Cathedral city, is located about 28 miles distant and this has excellent shopping facilities, food hall, theatres, express rail link to London Paddington, international airport and M5 access.

THE PROPERTY

Uplands is a particularly attractive and substantial period residence which sits on an elevated plot of about a third of an acre and gains spectacular panoramic views over the town to the sea, Axe Estuary and Axe Cliff beyond. The property was built circa 1925 and is of traditional construction with principally rendered elevations under a tiled roof and is of handsome proportions with its high gables, bay and deep eaves.

Uplands retains a wealth of character in the Edwardian style with generous room sizes and notable features such as panelled doors, cornicing, picture rails and an impressive staircase with timber detailing to the first-floor landing. It does, however, have all the modern conveniences one would expect and the principal rooms, many of which have a double or triple aspect, take advantage of the superb views.

The property has been under the current ownership since 2007 and during this time it has been the subject of a considerable programme of improvement, resulting in the well-appointed home we find today.





Worthy of particular mention is the superb contemporary kitchen from the highly regarded Colyton Kitchens which is very well-equipped and is extensively fitted and with high gloss units under granite work surfaces. The sitting room features a modern Stovax fire set in a Crema Marfil Marble surround and there are a further two large reception rooms making the accommodation flexible in its arrangement. To the first floor are five double bedrooms, two of which have en-suites and another feature are the two balconies from which there are magnificent views.





GARDENS & GROUNDS

Undoubtedly, one of the main features of Uplands is its superb, well-established garden which has been beautifully tended over the years and has a great deal of variety and maturity, as well as being particularly private. The gardens surround the house and are in the main laid to lawn and tiered on several levels with low stone walls and profusely stocked shrub beds. There are also several seating areas which take advantage of the delightful views.

Uplands is approached from the private cul de sac through timber gates which lead to a parking area. There is also a second access providing additional parking and giving access to a large single garage/store and a timber shed/workshop. Behind this is a raised vegetable bed.

DIRECTIONS

Travelling easterly on the A3052 coastal road between Sidmouth and Colyford, take the turning at Tower Cross (at the Tower Petrol Station) onto Seaton Down Hill. Continue down the hill and through the 30mph signs. Take the next right hand turning onto Marlpit Lane and then right again immediately onto Bunts Lane. Continue along Bunts Lane for about 200 yards taking a small access lane on your right hand side where the driveway to Uplands will be found on the left.



SERVICES

Mains electricity, water and drainage.
Gas fired central heating.

LOCAL AUTHORITY

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

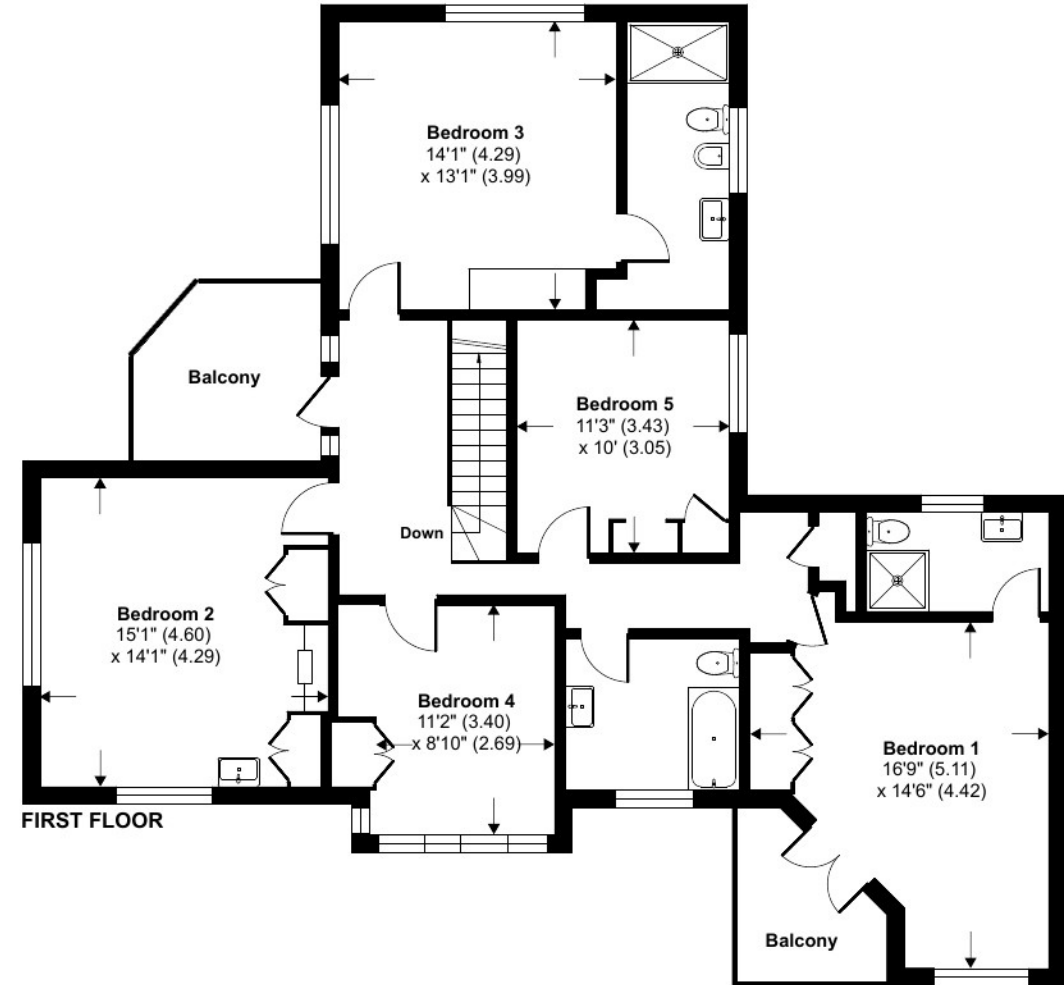
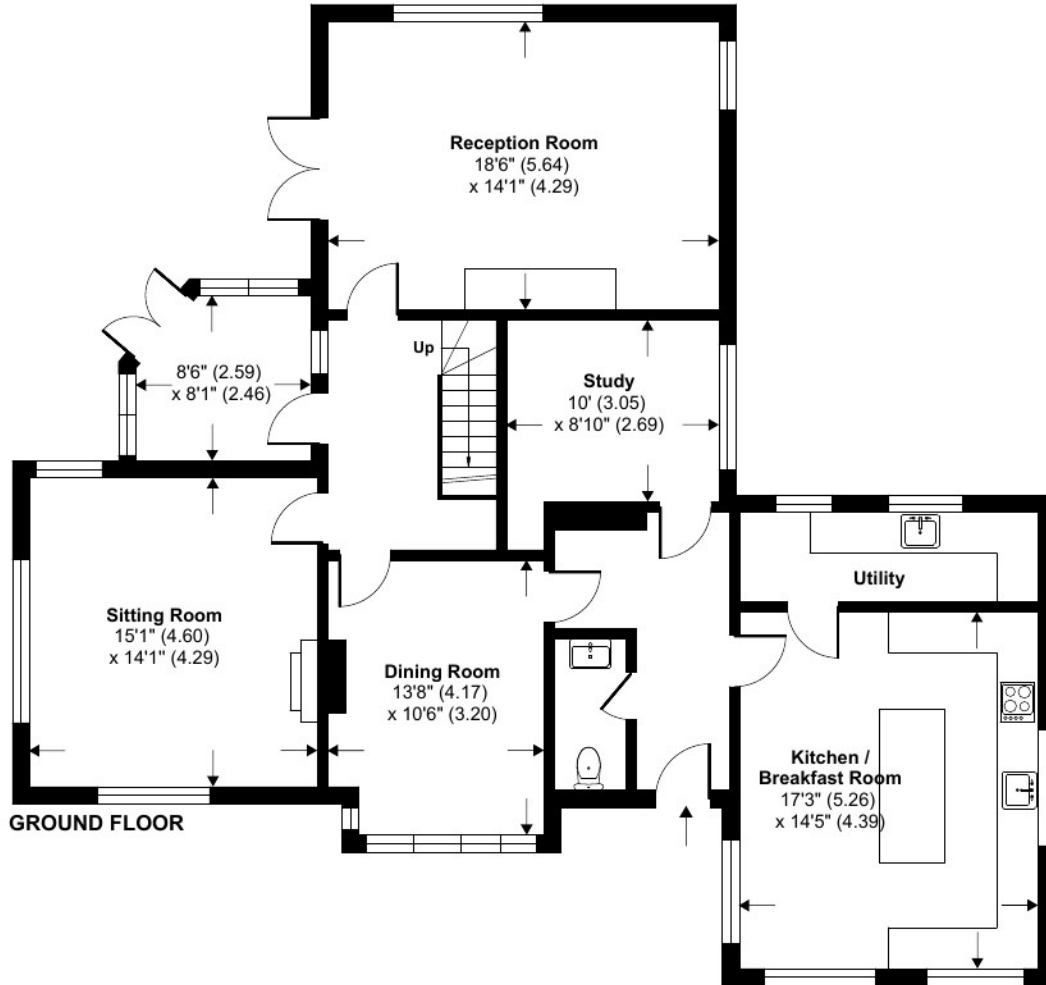
ENERGY PERFORMANCE CERTIFICATE

Rating: D.



Approximate Area = 2590 sq ft / 240.6 sq m

For identification only - Not to scale





Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Devon Ltd | Registered office; Humberts Devon Limited, 44 Queen Street, Honiton, Devon, EX14 1HD. Registered in England - Company Number 12430167.

01404 42456

devon@humberts.com

