



# The Mount

199 Beer Road, Seaton, Devon, EX12 2QB

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



An exceptional period residence of classic proportions with a superbly presented interior and spectacular sea and coastal views over Lyme Bay and the Jurassic Coast

- Covered entrance porch and lobby
- Impressive hallway with galleried staircase
- Drawing room commanding stunning sea views
- Snug/bedroom 4 with delightful views
- Comprehensively fitted kitchen and utility room
- Conservatory
- Study and cloakroom
- Large galleried first floor landing
- 3 double en-suite bedrooms
- Detached studio/gymnasium & summerhouse
- Detached double garage and various stores/buildings
- Gardens and grounds of approaching an acre
- No onward chain

Guide Price £1,650,000

### THE PROPERTY

The Mount is located in a commanding, elevated position with spectacular views to the sea, coastline and the town of Seaton towards Axe Cliff. It is located on the outskirts of the picturesque and highly desirable village of Beer and is within about  $\frac{3}{4}$  of a mile of Beer beach, as well as the beach at Seaton Hole which lies about  $\frac{1}{4}$  mile away at the bottom of Beer Hill (onto which The Mount has a pedestrian access). The property is a particularly handsome and substantial detached residence which was built in the early 20<sup>th</sup> century and was more than likely influenced by the renowned architect David Carr, who was responsible for many of Beer's fine Arts & Crafts homes. It is of traditional construction with dressed flintstone elevations under a tiled roof and was designed in a way to take full advantage of the spectacular views which stretch out over the Axe Valley and Lyme Bay to Portland in the distance.







The property has, in recent years, been the subject of a comprehensive programme of restoration and improvement and is found in exceptional order with a great eye for detail and much attention given to the fittings and overall finish. The accommodation flows particularly well and has a subtle, neutral theme running throughout which complements the generously proportioned, elegant rooms. The Mount blends period features with a modern finish and high-quality fittings, all of which aid in creating the impressive and stylish home we find today.

Worthy of particular mention is the stunning reception hallway which has an open galleried staircase and curved bay, and the splendid sitting room with its huge glazed bay which takes in the incredible panorama. The kitchen is also worthy of note and has a contemporary edge with its high gloss units and striking blue granite work surfaces. The Mount offers three bedrooms to the first floor, the principal of which is a superb suite with an exquisite bath/shower room. This room was previously a fourth bedroom and could easily be turned back should anyone require extra bedroom space.

To summarise, The Mount is an elegant period home which has a great deal of presence and will no doubt suit those looking for well-proportioned rooms, a fabulous location and simply breathtaking outlook.

## GARDENS & GROUNDS

The gardens have been the subject of a considerable programme of work in the past decade and create the most beautiful setting with the house sitting centrally within a plot of about an acre. They are in the main laid to large sweeping areas of lawn, whilst to the south side is an orchard which has been planted with a variety of specimen trees. The southerly elevation of the house is particularly handsome with its vaulted aluminum conservatory and there are profusely stocked borders and gravelled pathways. The garden here rises to several very useful buildings which include a traditionally built brick and tiled roofed potting shed and two substantial timber sheds. There is also a summerhouse and a gate onto Beer Hill leading down to the beach at Seaton Hole or across the cliff tops to the Jubilee Gardens and down to the village. Within the grounds are many areas to sit and enjoy the breathtaking views.







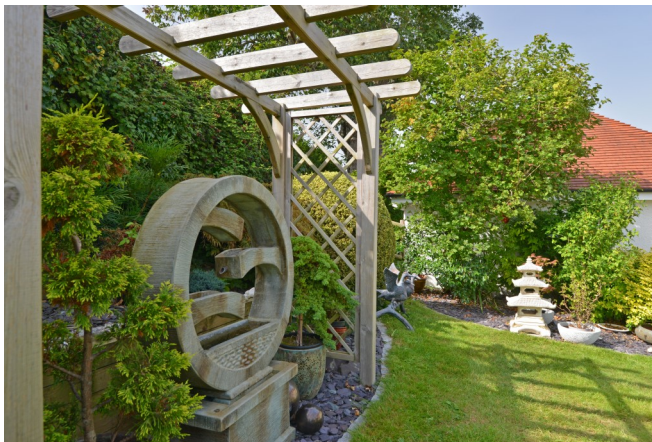
The property is approached from Beer Road through an impressive pillared entrance with electric wrought-iron gates which lead down to a gravelled parking area. Adjacent to this is the detached double garage which is rendered with a tiled roof and has double electric door. This houses the boiler and water systems and has a boarded loft area. To the north-west corner of the plot is a further detached slate and rendered outbuilding, a garden store and a substantial implement store.

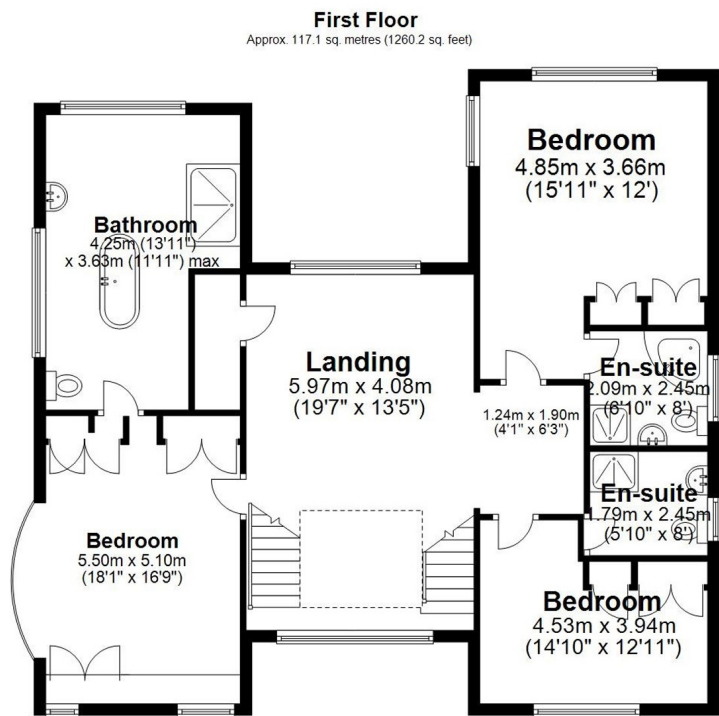
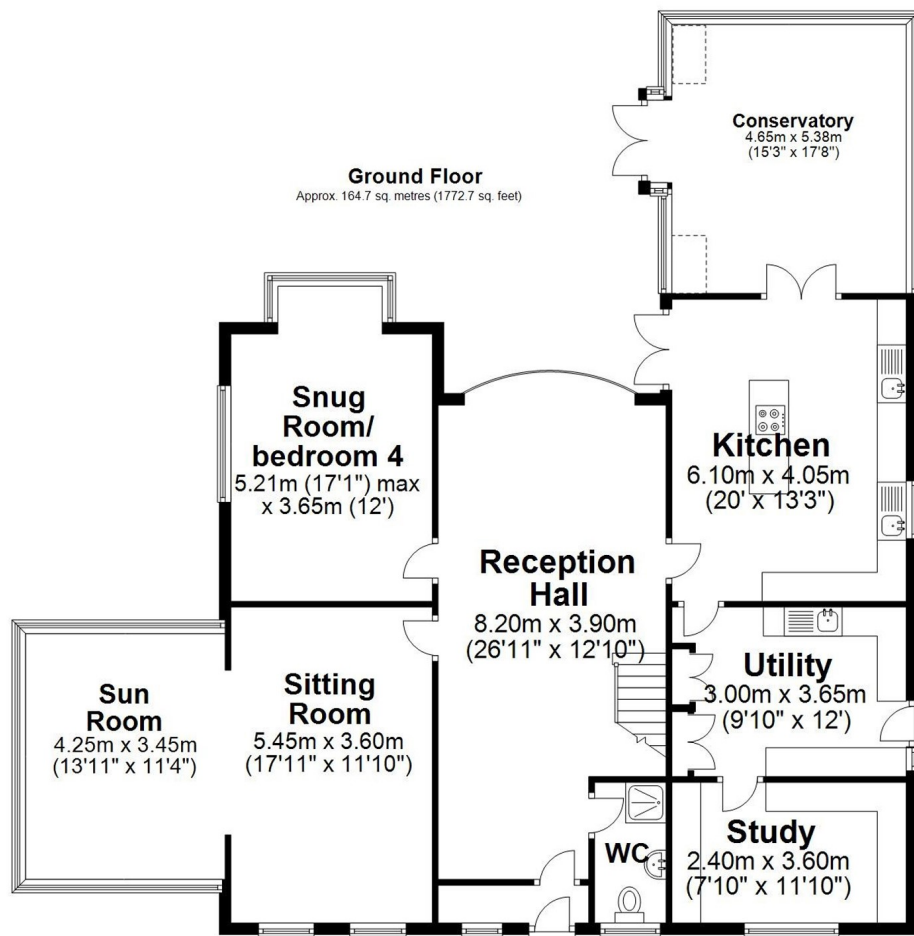
### SITUATION

Beer nestles on the World Heritage Jurassic Coast and is a typical example of an unspoilt Devon fishing village with a wealth of history attached to it. It has a past steeped in tales of sea faring and smuggling and the quarried stone in Beer has been used in many historic buildings such as Exeter Cathedral, St Pauls Cathedral, and parts of Westminster Abbey and the Tower of London. It has a variety of shopping and recreational amenities which include several independent retailers, restaurants, public houses, post office, galleries, primary school and sailing club. Glorious country and coastal walks are close at hand over the myriad of footpaths in the near vicinity and the popular South West Peninsular Coastal Path stretches (for some 80 miles) along the south coast from which there are dramatic views over this ancient coastline.

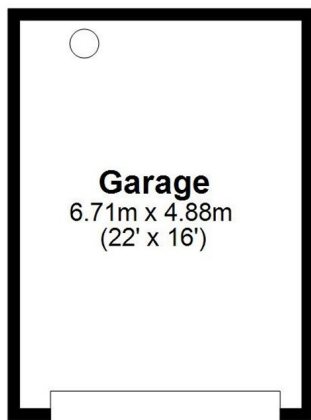
The town of Seaton lies within a mile and offers a wide range of everyday amenities including many shops and eateries, doctors surgery, primary school and a large Tesco store. There is a golf course nearby in Axmouth and Seaton Tramway operates a heritage tram between Seaton and Colyton in East Devon's glorious Axe Valley, travelling alongside the Axe Estuary through two nature reserves and giving an unrivalled view of the abundant wildlife.

Some 8 miles to the west is the larger Regency town of Sidmouth which is one of East Devon's premier coastal resorts. It has beautiful parks and walks and an extensive variety of shops including an out of town Waitrose. It also has a cinema, theatre and range of sporting facilities. To the east is the popular town of Lyme Regis with its famous Cobb Harbour and excellent assortment of boutiques and shops. The Cathedral City of Exeter is approximately 25 miles to the west and has an excellent shopping centre, sport and leisure facilities, university, main line express rail link to London Paddington and international airport. Colyton Grammar School, one of the country's top mixed state schools is also within easy reach, being about 4.5 miles away.

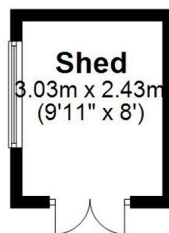




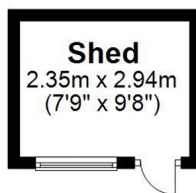
**Garage**  
Approx. 32.7 sq. metres (352.5 sq. feet)



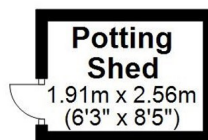
**Shed 1**  
Approx. 7.4 sq. metres (79.3 sq. feet)



**Shed 2**  
Approx. 6.9 sq. metres (74.4 sq. feet)

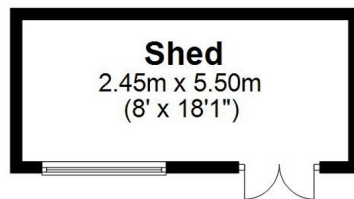


**Out Building**  
Approx. 4.9 sq. metres (52.6 sq. feet)

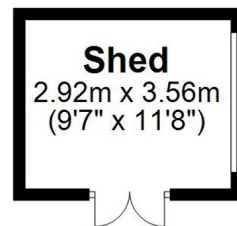


Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.

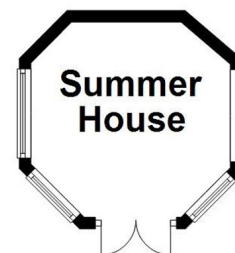
**Shed 5**  
Approx. 13.5 sq. metres (145.0 sq. feet)



**Shed 6**  
Approx. 10.4 sq. metres (111.9 sq. feet)



**Summer House**  
Approx. 10.3 sq. metres (110.6 sq. feet)



**Out Building**  
Approx. 15.8 sq. metres (169.9 sq. feet)





## DIRECTIONS

On the A3052 travelling in an easterly direction between the towns of Sidmouth and Seaton, take the right hand turning at Hangmans Stone signposted Beer 3174. Proceed for about two miles dropping down Court Barton Hill and turn left at the junction on to New Road. Continue up New Road and out of the village, passing some fields on the right hand side, and The Mount will be found on your right immediately after a left hand bend.

what3words ///emerald.quick.feasting

## 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: C.

## BROADBAND AND MOBILE

The seller has advised us that fibre broadband is available at the property. Broadband availability at this location can be checked through:

[checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)

Mobile coverage can be checked through:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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