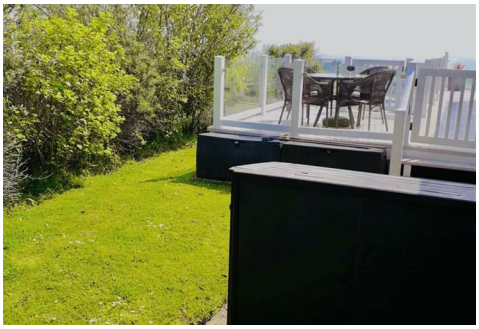
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"A Business Built Upon Recommendations!"









# 12 Kestrel Way, Exmouth, EX8 5BT

## Offers in the region of £54,950

We are delighted to have been given instructions to market this prestigious top of its range detached luxurious THREE BEDROOM "Abi Beaumont" Lodge. No thought effort or expense has been spared in the presentation for the current owners enjoyment. The current owners also carefully chose the beautiful good size plot which offers gardens incorporating a DOUBLE DRIVEWAY and an EXTENDED VERANDA WITH CORNER PLOT ENCLOSED GARDENS giving optimal panoramic sea and coastal views. Located on the wonderful " Kestrel Way" plots of this size and with this view are now rare to the market. Situated on the front row of Kestrel Way with this private driveway and a corner plot enclosed private rear garden which is very rare to acquire on this park.

## GENERAL DESCRIPTION



£34,950 site fees £6,000 A beautifully maintained Willerby Sierra 2016 Two bedroom holiday home with two bedrooms the master with en suite. Mains gas radiator central heating and Double glazing. High quality fitted kitchen with built in appliances. Recently installed high quality "day and night blinds" bespoke new never used double metal action pull out bed in the lounge, gorgeous condition. Gorgeous condition very homely! New reupholstered headboards in both bedrooms. Wrap around veranda cushioned and overlooking a beautiful stream and forestry. A truly scenic getaway, Golden Cap is a welcoming holiday park on the Jurassic Coast, just 150 yards from Seatown Beach and surrounded by 2,000 acres of National Trust land. Nestled in a quiet valley by the River Winniford, Golden Cap is the perfect location for a relaxing holiday in Dorset involving walking, exploring and dining out. There is a range of self-catering accommodation options to suit all tastes and budgets – lodges, caravans, glamping, camping and pitches for touring caravans, motorhomes and campervans. The holiday park is ideally situated for walking the Jurassic Coast and a perfect base for exploring the unspoiled Dorset countryside.
The South West Coast Path winds right past the park entrance and if you're feeling active you can take a walk to the top of Golden Cap, the highest cliff on the south coast of England, with incredible views across Lyme Bay. On the park you will find a small SPAR, children's play area and a fishing lake. The Park is dog-friendly, however it's worth noting that Seatown Beach only allows dogs between October and April.

## DEVON CLIFFS LOCATION



The Anchor Inn is situated just moments from the beach and the caravan. With beautiful rooms and fresh local produce, its a perfect place to eat, drink and explore the Dorset Coast.

## GENERAL LOCATION EXMOUTH/BUDLEIGH SALTERTON






Seatown is a small coastal hamlet less than a mile from the neighbouring village of Chideock, 3 miles to the west of West Bay. The shingle, shelving beach is privately owned and is a favourite amongst fishermen, fossil hunters and dog walkers alike. This little-known beach provides some incredible views of the coastline and sits within one of Dorset's Areas of Outstanding Natural Beauty.

The beach can be found at the end of a meandering country lane running alongside the banks of the river Winniford that enters the sea at the beach itself.

While Seatown itself is very small with only a handful of cottages and a local holiday park, the beach provides plenty for visitors to enjoy. Regarded as a hotpot for fossil hunting it gives enthusiasts a chance of unearthing finds from the late Jurassic and early Cretaceous periods.

Perched above the beach you can find the multi award-winning Anchor Inn pub, renowned for providing some of the very best seafood dishes with much of the produce caught locally off the coastline. The location provides the perfect setting for eating out in the sunshine with Golden Cap to the west providing a magnificent backdrop.

Although small, Seatown has a very interesting past that many visitors are unaware of. 150 Years or so ago, Seatown had a number of fisherman working directly from the beach which provided great trade for locals during the day. As night fell the local trade being plied along this stretch of coastline was very different. Smuggling of contraband and illegal cargo was taken into Seatown regularly on small rowing boats as many of the smugglers adopted the area as a safe haven from the authorities.

Beach Type: A steep shelving beach with pebbles and shingle, flanked by cliffs behind.

Safety: Bathing can be dangerous. The beach shelves steeply and there is a strong under-tow. Take care on the shoreline because sudden large waves can engulf persons at the water's edge. Stay away from cliff edges if walking along the top of the cliffs on the South West Coast Path and never to sit at the base of the cliffs due to cliff falls.
?
Lifeguards: There are no lifeguards at Seatown Beach.

Toilets: Toilets are located in a building in front of the Anchor Inn pub.

Accessibility: An Accessible toilet is located in the building in front of the Anchor Inn pub. Compacted gravel car park but no easy access to beach.

Parking: Large car park run by Anchor Inn pub adjacent to beach.

Dogs: Dogs not allowed between 1 May and 30 September (at other times of the year dogs can be off lead).

The beach is down a narrow lane from Chideock (off the A35).

**STUNNING SEA VIEW**

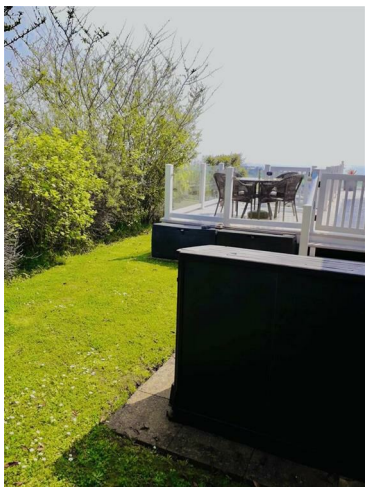




**LOVELY CORNER PLOT**

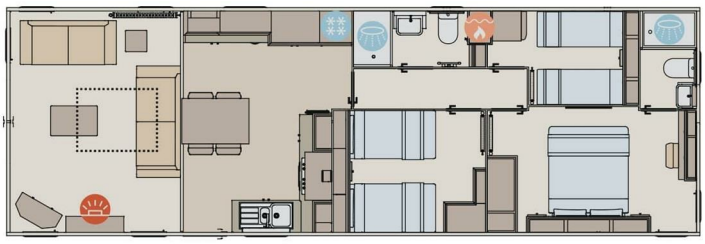


**EXTENDED VERANDA**





**FLOOR PLAN**



## LUXURIOUSLY FITTED KITCHEN/DINING ROOM





## KITCHEN





## KITCHEN



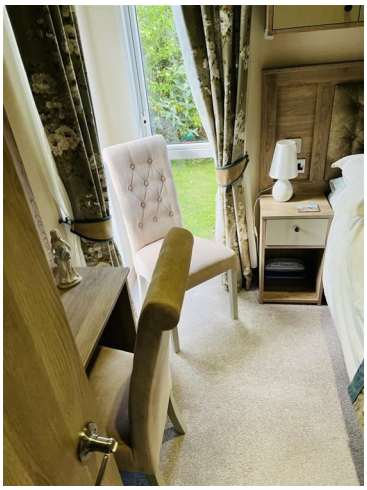
## LOUNGE




## LOUNGE




## MASTER BEDROOM SUITE WITH EN SUITE SHOWER ROOM

MASTER BEDROOM



EN SUITE SHOWER ROOM




MASTER BEDROOM





EN SUITE SHOWER ROOM



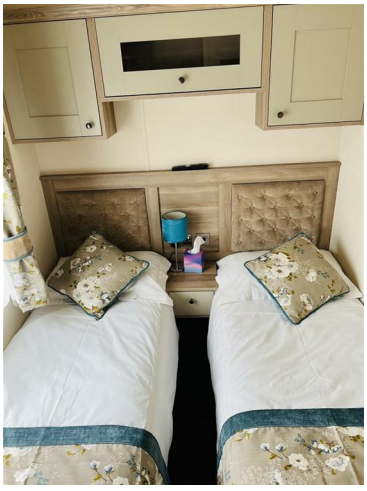
## BEDROOM 2



## FAMILY SHOWER ROOM



## BEDROOM 3



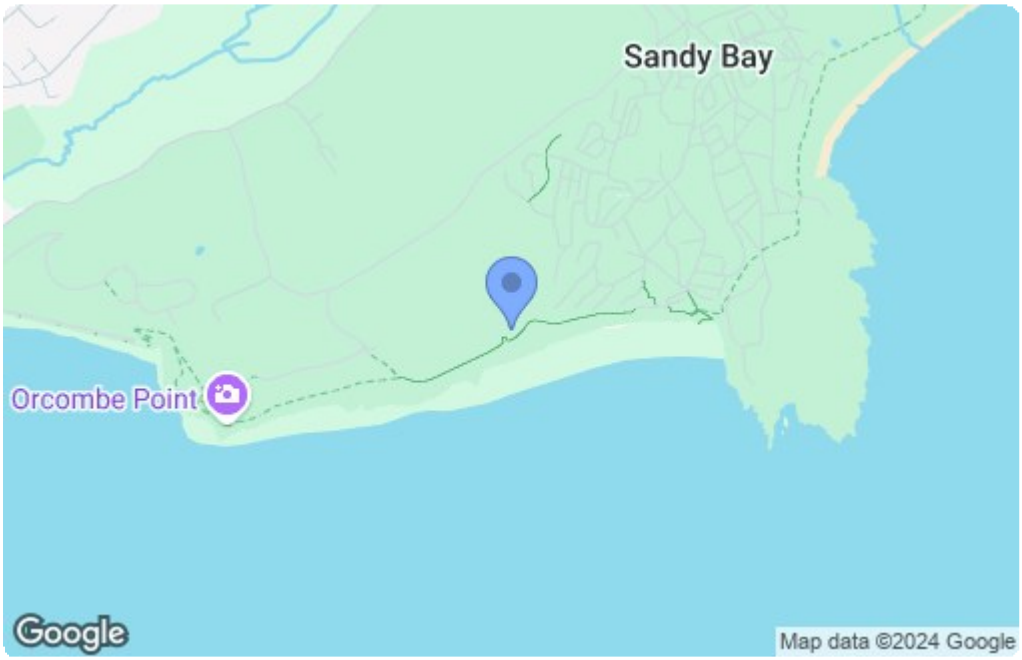


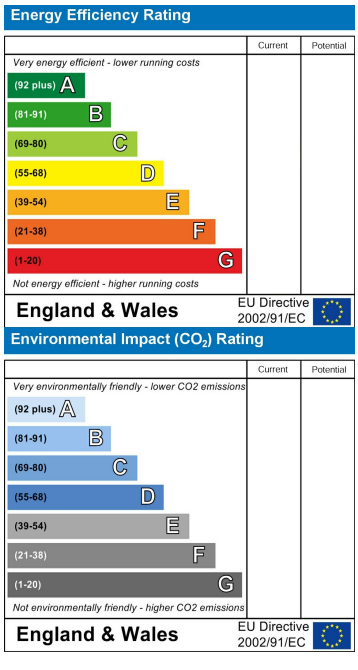
## FAMILY SHOWER ROOM



## OUTSIDE






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