

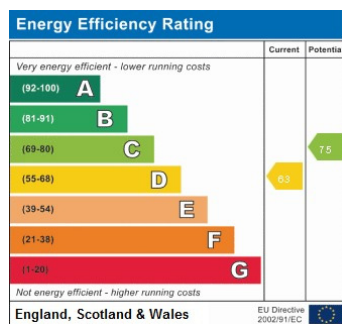




# Lower Beeson Farm

Beeson, Kingsbridge, TQ7 2HW

- Five Double Bedrooms
- Agricultural Tie
- Walking Distance to Beach
- Glorious Sea Views
- Quiet Countryside Location
- 2.9 acres by Separate Negotiation
- Spacious Accommodation
- Naturally Light and Bright
- Ample Parking and Garage
- Oil Fired Central Heating



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#### LOWER BEESON FARM

Lower Beeson Farm is a spacious five-bedroom detached house with a one-bedroom annex located in the heart of Beeson enjoying far-reaching sea views and approx. 2.98 acres by separate negotiation.

This property has an agricultural tie which states: 'The dwelling hereby permitted shall be occupied only by persons employed or last employed full-time locally in agricultural or forestry work, as defined by Section 290 of the Town and Country Planning Act, 1971, and the dependants of such person as aforesaid.'

Lower Beeson Farm comprises spacious entrance hall with storage cupboard and integral door to the one-bedroom annex, also access from the entrance hall is a downstairs shower room, perfectly situated for when you return from the beach or work. Located to the right of the entrance hall is the spacious living room with triple aspect windows providing an abundance of natural light, countryside and sea views and an open fire place with stone surround.

The kitchen/dining room is located at the heart of the property and is a generous family space, this naturally light and bright room has large windows framing the wrap around views and facing the outstanding view of the sea at Beesands beach. The kitchen benefits from large Aga, a range of modern mounted wall and floor cupboards and space for appliances, the large dining area provides ample space for a large dining room table and chairs, there is also access to the large mainly laid to lawn garden.

Stairs led from the hallway to the first-floor landing with an airing cupboard and loft access, located on the first floor of the main house are five double bedrooms and a large family bathroom. Situated to the front of the property, overlooking the sea views, are the three largest bedrooms, all incredibly generous in size with large windows providing an abundance of natural light. The master bedroom benefits from large built in storage cupboards.

To the rear of the property are two further double bedrooms and the large family bathroom comprising shower, separate jacuzzi bath, pedestal hand basin and WC.

The main house is an ideal family home, naturally light and bright throughout with five spacious double bedrooms and two bathrooms.

Underneath the house is the large cellar with access from the garden, this provides ample space for storage and ash pit for the open fire in the living room. There is also a further storage room/utility room with power and light.

#### ANNEX

With a separate entrance round the side of the property, the one-bedroom annex is the ideal space for a family member to live for multi-generational living or could be integrated back as part of the main home using the integral access. The annex is well presented throughout and comprises entrance porch with ample space for shoes and coats, large sitting room/dining room with a large picture window to the front aspect framing the far-reaching sea views and an open fireplace with stone surround. The annex benefits from a study/office and modern kitchen with a range of mounted wall and floor units, Belfast sink and spaces for appliances.

The double bedroom is spacious and naturally light and bright with large built-in wardrobes and the contemporary bathroom enjoys a jacuzzi bath with shower over, glass shower screen, pedestal hand basin and WC.

#### OUTSIDE

Lower Beeson Farm occupies a private spot within the village of Beeson, the plot itself is generous with large mainly laid to lawn gardens which have been beautifully maintained by the current owners. The gardens are full enclosed with a range of mature trees and shrubs which can be easily split between the main house and the annex. From the garden there are fantastic countryside and sea views, there is also a BBQ area providing the ideal spot for al fresco dining in the summer evenings.

The property also benefits from a large concrete parking area with private gated access providing ample parking for 5 or more cars. There is also a single garage with an up and over door accessed from the road, there is also rear access to the garage.

#### BY SEPARATE NEGOTIATION

Available by separate negotiation is a further 2.9 acres of agricultural land with stables, summer house, road access and water located just below the house.





#### SITUATION

Beeson is surrounded by unspoilt countryside and is approximately one and a half miles inland from the shingle beach at Beesands within Start Bay, and the National Trust coastline with miles of cliff walks. There are popular sandy beaches at East Portsmouth and the deep waters of Salcombe harbour are about 5½ miles distant at East Portsmouth. The market town of Kingsbridge with a wide range of shops, commercial, health and educational facilities is about 7 miles distant. There are local shops in the villages of Frogmore, East Charleton and Chillington and a farm shop at Stokenham. There are highly regarded primary schools in the villages of Stokenham and West Charleton.

SERVICES: Mains electricity and water. Private drainage. Oil fired central heating.

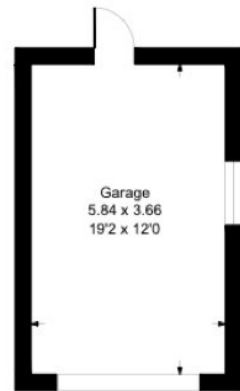
TENURE: Freehold.

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council. Council Tax: D

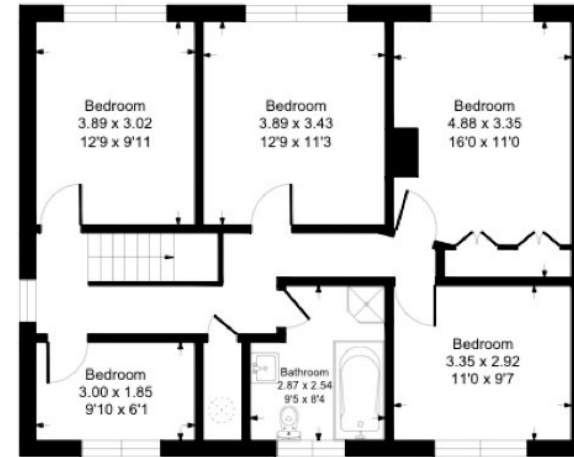


# Lower Beeson Farm, Beeson, Kingsbridge, TQ7 2HW

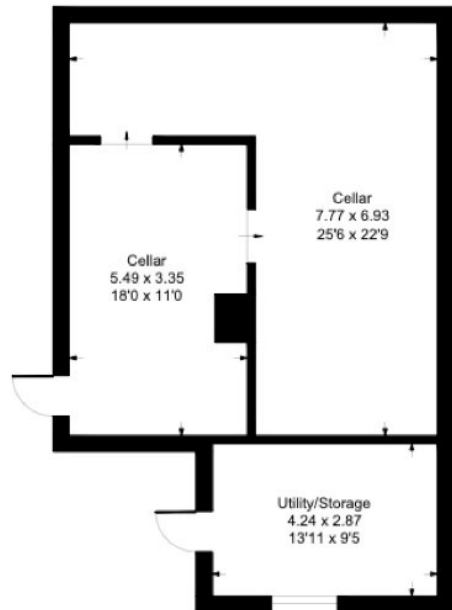
Approximate Gross Internal Floor Area = 206.9 sq m / 2228 sq ft  
 Cellar Area = 66.7 sq m / 718 sq ft  
 Garage Area = 21.3 sq m / 230 sq ft  
 Total Area = 295.0 sq m / 3176 sq ft



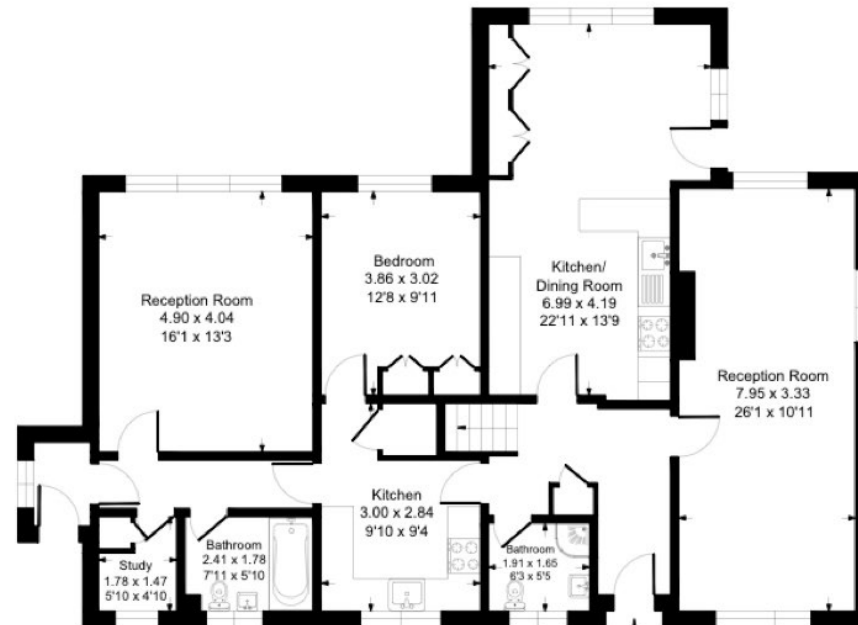
Garage



First Floor



Lower Ground Floor



Ground Floor



Illustration for identification purposes only. measurements are approximate. not to scale.

