

Coxes Orchard, Branscombe, Devon





A charming period house with five bedrooms, in a sought-after East Devon setting.

Summary of accommodation

Ground Floor: Drawing room | Sitting room | Sun room | Study | Dining room
Kitchen/breakfast room | Utility | Boiler room | Cloakroom

First Floor: Principal bedroom with dressing room and en suite bathroom | Three further bedrooms, two en suite | Bedroom five/study | Family bathroom

Outside: Two double garages | Two workshops | Garden | Vegetable patch and orchard

In all about 0.98 acres

Distances

Sidmouth town centre 3.9 miles, Honiton mainline station 7.7 miles (3 hours to London Waterloo), M5 (Jct 30) 13.9 miles, Exeter Airport 15.7 miles (1 hour to London City Airport)

Exeter city centre 17.0 miles

(All distances and times are approximate)



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Location

The small village of Branscombe lies in a highly sought-after position on the Jurassic Coast World Heritage Site, between the popular coastal towns of Sidmouth and Seaton. Branscombe has a local pub, a parish church and a primary school, as well as a stunning stretch of beach with a beach café. The charming nearby village of Beer provides various everyday amenities, including local shops, cafés and restaurants, as well as a beautiful, sheltered beach.

Four miles away, Sidmouth offers a wealth of amenities such as the high street shops and various restaurants, as well as walks along the popular Regency esplanade and a popular beach. Seaton lies six miles to the east, offering further amenities, shops, supermarkets and leisure facilities.

The 250-million-year-old Jurassic Coast provides stunning scenery for walking, cycling and various leisure centres. Its position on the English Channel offers sailing opportunities and other water sports, ideal for the summer months.

The area is well connected, with Exeter 17 miles to the west and the town of Honiton eight miles north. The A30 is also around eight miles, with the M5 14 miles away.

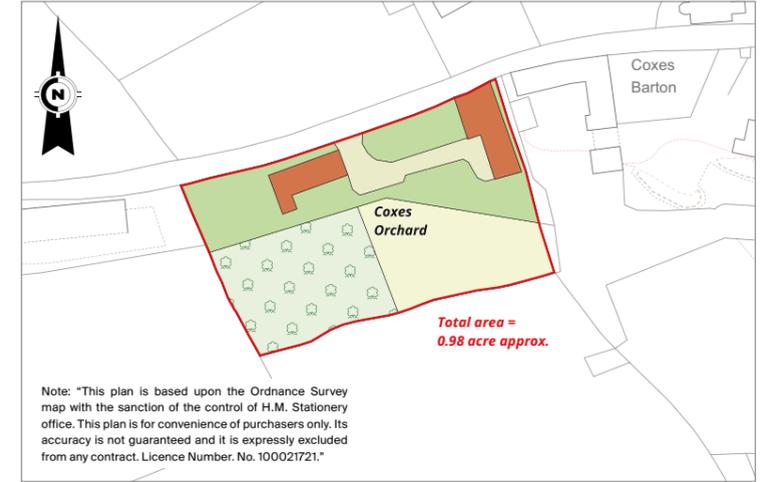


The region boasts plenty of excellent educational facilities, including the outstanding-rated Colyton Grammar School and the independent St. John's School in Sidmouth.

The property

Coxes Orchard is a fine detached period house that provides almost 5,000 sq ft of thoroughly attractive accommodation, with various splendid original features throughout including exposed timber beams and original fireplaces.

The ground floor has four main reception rooms, including the 34ft drawing room with its dual aspect, handsome stone-built fireplace with a log burner, French doors opening onto the garden. There are heavy timber beams overhead, as well as a skylight welcoming plenty of natural light. Further reception rooms include the comfortable sitting room with its brick fireplace, fitted with a woodburning stove, as well as double doors opening onto the sun room overlooking the garden.

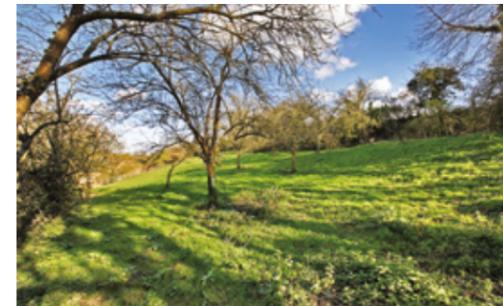


There is also a useful ground floor study and a formal dining room, which adjoins the well-equipped kitchen. There are fitted wooden units to base and wall level, as well as an AGA and space for a breakfast table, while the utility room and boiler room provide further space for appliances and storage.

Upstairs, the spacious landing has skylights overhead and leads to the five bedrooms, one of which is ideal for use as a study. The generous principal bedroom has its own dressing room and en suite bathroom, while two further bedrooms are also en suite. Additionally, the first floor has a family bathroom with a separate shower unit.

Garden and grounds

At the entrance to the property, gates open onto the gravel driveway with plenty of parking space for residents and guests alike. The detached garaging block provides covered parking for several vehicles, as well as plenty of storage and workshop space. There is plumbed in water, electricity within these outside buildings. The garden is mostly to the front of the house and includes a spacious patio area for al fresco dining, as well as a beautifully maintained lawn. Border beds are filled with established shrubs and flowering perennials, while there are also various mature trees and hedgerows.



Services

Main electricity and water. Oil and private drainage.

Directions

Postcode: EX12 3BJ

what3words: ///newest.flauting.loudness

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: E

Guide Price: £1,300,000

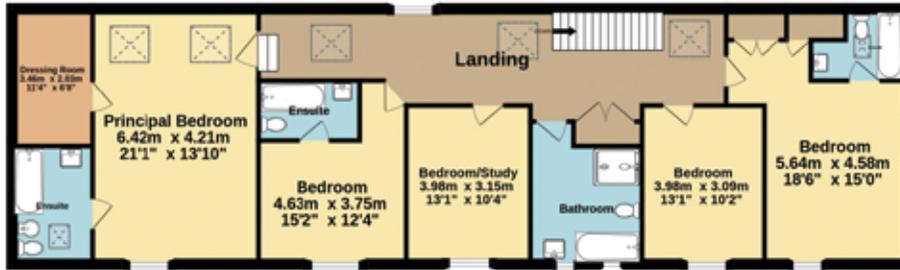
Approximate Gross Internal Floor Area

4880 sq ft / 453.3 sq m

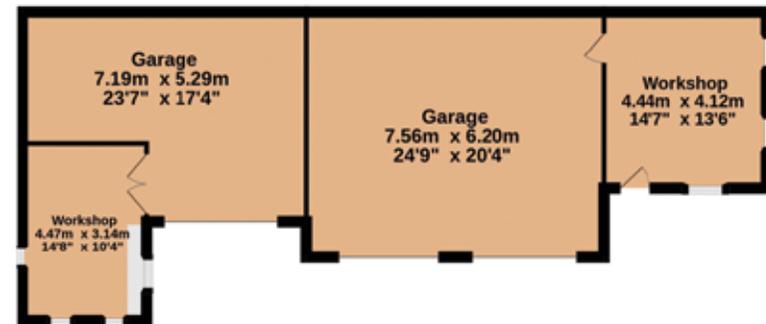
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

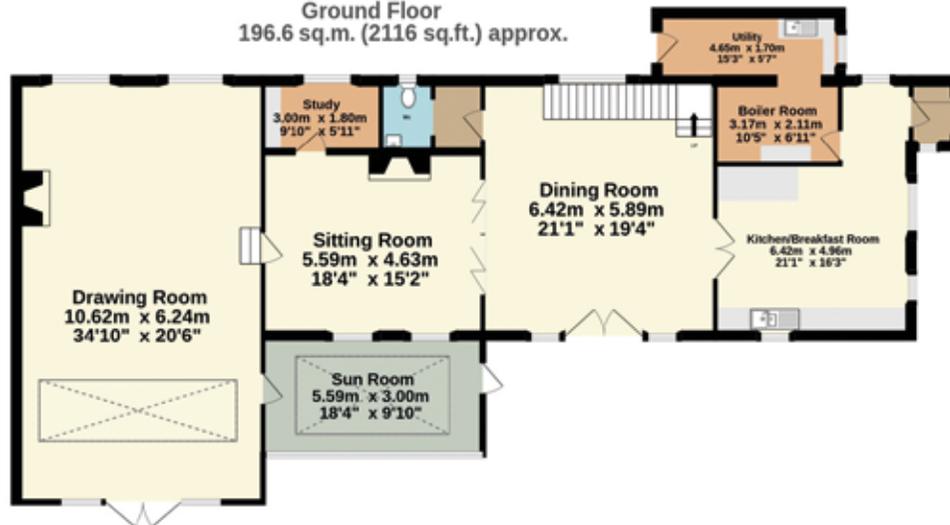
1st Floor
145.8 sq.m. (1569 sq.ft.) approx.



111.0 sq.m. (1195 sq.ft.) approx.



Ground Floor
196.6 sq.m. (2116 sq.ft.) approx.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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