



Hole Mill, Branscombe, Seaton, Devon

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A magnificent **historic mill building** with stylish, contemporary accommodation and delightful gardens plus natural swimming pool.

**Summary of accommodation**

**Ground Floor:** Sitting room | Dining room/snug | Dining room | Kitchen/breakfast room | Back kitchen/utility | Shower room

**Mid Floor:** One bedroom with en suite shower room

**First Floor:** Principal bedroom with en suite bathroom | Two further bedrooms | Shower room | Games room

**Outside:** Garden natural swimming pool

In all about 2.53 acres

**Distances**

Sidmouth town centre 5.9 miles, Honiton mainline station 9.1 miles (3 hours to London Waterloo)

Exeter Airport 15.1 miles (1 hour to London City Airport), M5 (Jct 30) 15.6 miles, Exeter city centre 18.8 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, idea 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

Hole Mill is a stunning historic water mill property, set in a picturesque rural position close to the village of Branscombe. The property, which dates from the 17th century, has been recently renovated to provide stylish, contemporary accommodation which compliments the handsome original detailing, including exposed timber beams and stonework.





The accommodation extends to 3,000 square feet and includes three ground floor reception rooms and four bedrooms. The main reception is the 25ft sitting room, which welcomes plenty of natural light through its tall windows and includes wooden flooring and an impressive fireplace with a woodburning stove. There is also a comfortable snug, and a light-filled dining room in the modern extension.

The well-proportioned kitchen and breakfast room has modern farmhouse-style units to base and wall level, a central island with a breakfast bar, a split butler sink and a range cooker. Additionally, a second kitchen provides further space for food preparation, or could be used as a utility room.

The middle level between the ground and first floors has one well-presented double bedroom with built-in storage and an en suite shower room. The first floor provides three further bedrooms, including the generous principal bedroom with its luxury en suite bathroom, featuring a freestanding bathtub and a walk-in shower. The first floor also includes a shower room.

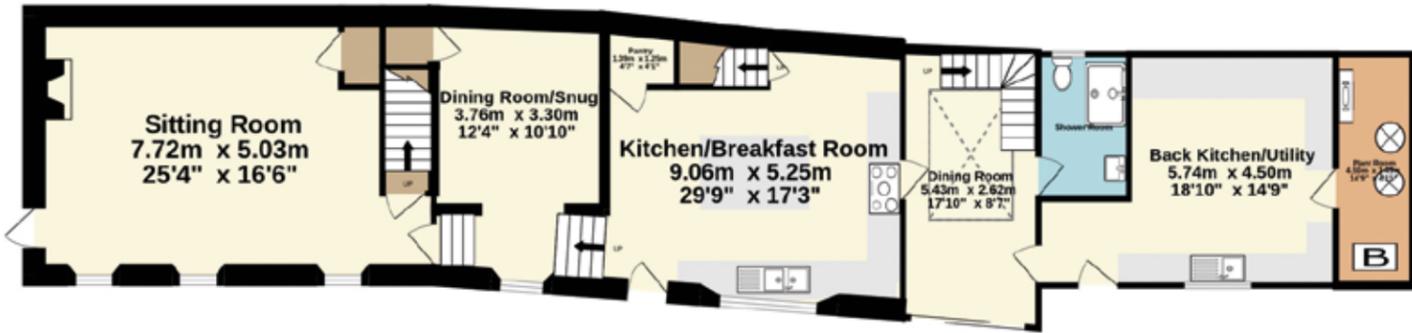


**Approximate Gross Internal Floor Area**  
281.2 sq m (3027 sq ft)

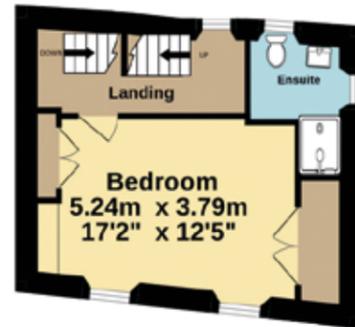
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

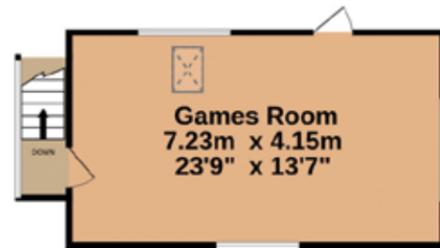
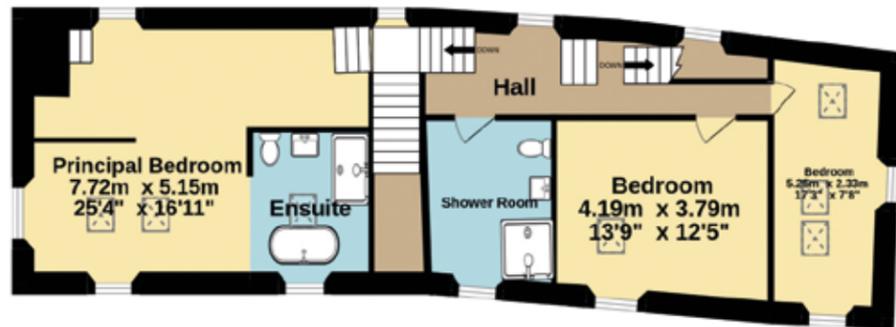
Ground Floor  
130.7 sq.m. (1406 sq.ft.) approx.



Mid Floor  
33.1 sq.m. (357 sq.ft.) approx.



1st Floor  
117.4 sq.m. (1264 sq.ft.) approx.



Additionally, a second first-floor area accessed via stairs in the dining room leads to a spacious games room with a vaulted ceiling. Together with the dining room, second kitchen and shower room, this area could be used as an annexe, owing to its own private entrance.

## Garden and grounds

The house is set in delightful gardens and grounds, which include a mill pond and peaceful space in which to relax. There are areas of patio for al fresco dining, as well as lawns, meadows and shaded woodland areas. A stream runs through the grounds, feeding the natural swimming pool, which has an area of timber decking and a wooden jetty. The property is accessed from the road via a lane, which leads to a spacious parking area at the front of the house.

## Services

Heat pump, energy blades, solar, water based heat exchange.

## Directions

Postcode: EX12 3BX

what3words: ///ditching.fingernails.dictation



## Property information

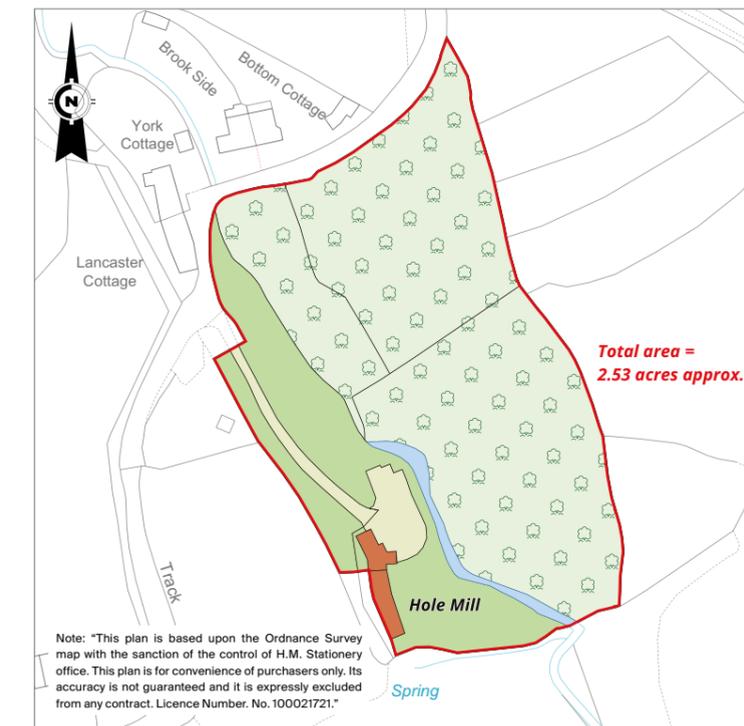
Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: C

Guide Price: £1,750,000



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 April 2024. Photographs and videos dated April 2024.

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