



2, Tithe Barn Cottages





# 2, Tithe Barn Cottages

Branscombe, Seaton, EX12 3BW

Honiton: 8 miles Seaton: 6.2 miles Sidmouth: 5.8 miles

Beautifully presented three bedroom cottage in Branscombe, with garden and parking.

- Three bedrooms
- Working fireplace
- Parking
- Freehold
- Character features
- Countryside views
- Landscaped gardens
- Council Tax Band E

Guide Price £425,000

## SITUATION

The picturesque village of Branscombe is nestled within East Devon's glorious Area of Outstanding Natural Beauty and is located on the World Heritage Jurassic Coastline, and is well known for its glorious wide pebble beach, walks, high cliffs and dramatic scenery. The village benefits from two public houses, a pretty parish church and primary school. The renowned Colyton Grammar School is within easy reach.

The market town of Honiton is 10 miles away and has an extensive range of shops, schools and sporting facilities as well as a mainline train station on the Exeter to London Waterloo line. The city of Exeter also provides a wide range of shops and facilities as well as access to the M5 and an international airport.





## DESCRIPTION

2 Tithe Barn Cottages is a beautiful country cottage set in the highly desirable village of Branscombe. The accommodation is light and spacious throughout, with characterful features and lovely views. On the ground floor, there are two excellent sized receptions rooms which enjoy views to the front aspect across the gardens and countryside beyond. The living room is a charming room with exposed beams and an ornate working fireplace. The dining room with log burner, leads through to the kitchen, which has a variety of fitted units with work top over and a useful utility cupboard. There is a door leading to the rear of the property.

On the first floor is the spacious landing with two good sized double bedrooms and the well fitted four piece main bathroom. Further stairs rise to the recently added second floor which has a further good sized double bedroom and attractive ensuite shower room.

## OUTSIDE

The property is set in a quiet no through country lane, with off road parking and a timber shed for storage. The charming gardens are situated across the lane from the property and are beautifully landscaped garden with a variety of established shrubs and borders, including fruit trees and an abundance of roses and other flowering plants. There is a small brook and a pond. A summer house and useful log store can also be found.

## SERVICES

Mains electric with central heating via calor gas bottles. Private water supply and shared septic tank.

This property has the benefit of standard, superfast or ultrafast broadband (according to Ofcom). Phone signal is very difficult in Branscombe, although Wifi calling is available.

## DIRECTIONS

From the A3052 take the turning into Branscombe which is signposted Bulstone 3/4 mile and Branscombe 2 miles, take the next turning on the left which is marked as a No Through Road. Continue down the hill, as the lane splits take the right hand turn and the property will be found on the left hand side. What 3 Words: [///snips.octopus.garlic](http://snips.octopus.garlic)





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			61
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		6	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1441 sq ft / 133.9 sq m  
For identification only - Not to scale

Second Floor

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1111612