



2, Tithe Barn Cottages



# 2, Tithe Barn Cottages

Branscombe, Seaton, EX12 3BW

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

2 Tithe Barn Cottages is a stunning country home nestled in the highly sought-after village of Branscombe. This beautifully presented cottage offers light, spacious accommodation throughout, blending characterful features with modern conveniences and lovely countryside views. The property is offered with no onward chain, making it an excellent opportunity for a seamless purchase.

- 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 stunning country home nestled in the highly sought-after village of Branscombe. This beautifully presented cottage offers light, spacious accommodation throughout, blending characterful features with modern conveniences and lovely countryside views. The property is offered with no onward chain, making it an excellent opportunity for a seamless purchase.

The ground floor boasts two generously sized reception rooms, both enjoying picturesque views over the front gardens and the rolling countryside beyond. The living room exudes charm with its exposed beams and an ornate working fireplace, creating a cozy and inviting space. The dining room, featuring a log burner, provides a warm and welcoming atmosphere and leads seamlessly to the kitchen. The kitchen is well-equipped with a variety of fitted units and worktops, complemented by a practical utility cupboard and a door to the rear of the property.

On the first floor, a spacious landing leads to two well-proportioned double bedrooms and a stylishly fitted four-piece main bathroom. A further staircase ascends to the recently added second floor, which offers an additional large double bedroom complete with an elegant ensuite shower room.

With its idyllic location, blend of traditional charm and modern comfort, and the benefit of no onward chain, 2 Tithe Barn Cottages is an exceptional opportunity to own a home in one of Devon's most desirable villages.

## OUTSIDE

The property is tucked away on a peaceful no-through country lane, offering a tranquil setting with the added convenience of off-road parking and a timber shed for storage. The enchanting gardens, located just across the lane, are beautifully landscaped and brimming with character. They feature an array of mature shrubs, vibrant borders, fruit trees, and an abundance of roses and other flowering plants that provide color and interest throughout the seasons.

A picturesque brook and a charming pond enhance the natural beauty of the garden, creating a serene environment for relaxation. Additional features include a delightful summer house, perfect for enjoying the surroundings, and a practical log store. These thoughtfully designed outdoor spaces offer both functionality and a peaceful retreat in the heart of the countryside.

## 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](https://www.what3words.com/snipsoctopusgarlic)



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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