



Daisy Bank



# Daisy Bank

Sellers Wood Hill, Branscombe, EX12 3BU

Branscombe Beach: 1 mile Seaton: 4.4 miles Honiton: 8.9 miles

Beautifully presented cottage with spacious accommodation, driveway parking and carport. Freehold, Council Tax Band E, EPC D

- Semi detached
- Log burner
- Downstairs shower room
- Utility room
- Council Tax Band E
- Well presented accommodation
- Two large bedrooms
- Lovely countryside views
- Freehold
- EPC D

Guide Price £575,000

## 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. It 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 9 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

Daisy Bank is a beautiful country cottage which was re-built by the current owners in 2013, and yet maintains features from the original cottage. It is set in landscaped gardens and offers lovely countryside views. The property is presented to a high standard throughout with light and spacious accommodation.

On the ground floor, there is a spacious hallway, accessed from the useful porch/boot room. There are two lovely reception rooms which enjoy views to the front aspect across the gardens and countryside beyond. The living room, is a charming space, with log burner and doors leading to the rear garden. The kitchen has a variety of high specification cupboards and space for appliances as well as an Everhot cooker. There is ample space for a dining table and chairs, as well room for further seating and French doors leading to the rear courtyard. There is a useful utility room with further cupboards, a services cupboard and a door leads to the garden. There is a downstairs shower room, that is accessed from the bookshelf area. Under the stairs, there is also walk in cupboard storage.

On the first floor is the spacious landing with two excellent sized double bedrooms, one of which could easily be divided into two bedrooms. They both have built in storage. There is also well presented high specification shower room on the first floor.

## OUTSIDE

There are excellent sized landscaped gardens to both front and rear with a variety of shrubs, lawns, borders and seating areas with far reaching countryside views. Ample parking on the driveway and carport with a secure area within for storage of garden tools etc.

## SERVICES

Electric central heating, private drainage via a waste treatment plant and water from a Spring into the holding tank.

There are some solar slates on the roof. Standard (17mbs) and ultrafast (900mbs) broadband available (Ofcom). No mobile phone signal, although WIFI calling available.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1455 sq ft / 135.1 sq m (excludes carport)  
 Limited Use Area(s) = 48 sq ft / 4.4 sq m  
 Total = 1503 sq ft / 139.6 sq m  
 For identification only - Not to scale

Denotes restricted head height

Ground Floor

First Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1102920



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,  
 Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885