



HLP

HARRISON
LAVERS &
POTBURY'S

**Pye House
Branscombe
EX12 3AX**

**Guide Price
£675,000 FREEHOLD**

An individual detached house providing well presented and flexible accommodation, with stunning, south-facing views of the 12th century St Winifred's Church and National Trust farmland opposite.

Beautifully presented throughout and featuring exposed floor boards and ceiling beams, this spacious house offers flexible accommodation of around 1,100 square feet, with oil-fired central heating and double glazing. Once inside, a spacious open-plan kitchen/dining room has two south-facing windows overlooking the church and is presently fitted with an electric Aga and freestanding kitchen that the owners intend to take with them. A replacement sink and base unit can be installed. An inner hallway leads to a WC/laundry, bedroom four/study and the third bedroom which is a good size double room, enjoying the south-facing aspect to the front.

On the first floor, bedrooms one and two both take in a stunning view over the church and down the valley and are served by a well-appointed, modern shower room. The sitting room is particularly spacious, features an open fireplace, patio doors to the rear garden and two windows enjoying the glorious, south-facing outlook to the front. In summary, all principal rooms have windows to the front elevation, looking south with picturesque views.





The house stands on a rising plot that has been thoughtfully landscaped and attractively arranged. To the front, a patio enjoys the stunning outlook with 180° views along the valley. A side pathway and steps lead to the rear garden. A patio stands opposite the doors from the sitting room and there are mature, well-stocked beds with steps rising to the top of the garden where there is a garden shed and a fine view south easterly down the valley. The rear garden backs onto National Trust farmland. The house is a little over one mile from Branscombe Beach.

PARKING There is road level parking for two cars within the property boundary.

Branscombe is an attractive and unspoilt, coastal village that falls within East Devon's Area of Outstanding Natural Beauty. Amenities include a primary school, two popular public houses, village shop and tea rooms and beach café, all running alongside the South West Coast Path and Jurassic Coast. The popular seaside resort of Sidmouth is around four miles away with an excellent range of amenities including Waitrose, Lidl, a cinema, theatre, numerous independent shops, restaurants and a delightful Regency esplanade. The M5 motorway junction at Exeter is around 15 miles away.

SERVICES Mains electricity, water and drainage are connected.

BROADBAND AND MOBILE Superfast broadband is available in the area with predicted download speeds of 67 mbps. Mobile coverage is recorded as poor and available from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2025.

OUTGOINGS We are advised by East Devon District Council that the council tax band is **F**.

EPC: D

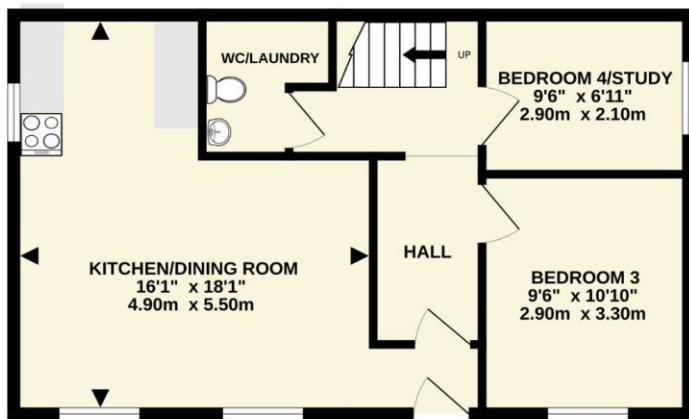
POSSESSION Vacant possession on completion.

REF: DHS02605

VIEWING Strictly by appointment with the agents.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

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