



Deanway, Branscombe, East Devon, EX12 3DL

Guide Price
£675,000

**Symonds
& Sampson**

ESTABLISHED 1858

A charming 1920's detached 3 bedroom village house, beautifully presented and tucked away close to the centre of Branscombe with easy access to the beach. Lovely gardens and generous off street parking.

Deanway, Branscombe, East Devon, EX12 3DL

- Tastefully remodelled 3 bedroom detached house
- Convenient location close to the village centre and footpath leading to the beach
- Surrounded by glorious countryside in the East Devon National Landscape (AONB)
- Open plan kitchen/dining room, sitting room, three bedrooms with bathroom & shower room
 - Private off street parking for 3/4 cars
 - Charming mature gardens
- Ideal main residence or turn key second home

Viewing strictly by appointment through Symonds & Sampson Axminster Agricultural Office on 01297 33122





Situation

Deanway occupies a desirable position in the heart of the picturesque seaside village of Branscombe, on the Jurassic World Heritage Coast. Branscombe has an active year-round community based around two popular inns, a café at the beach, village hall, church, and primary school. Conveniently located with the well-regarded Masons Arms a stone's throw away, there is also easy access to a network of footpaths providing excellent opportunities for exploring the unspoilt Devon coastline and countryside. Much of the surrounding land is owned by the National Trust and the beach is an easy, level walk through the meadows, providing access to the Southwest Coast Path.

The nearby Regency resort of Sidmouth (6 miles) with its long esplanade and wide beaches provides a good range of amenities including restaurants, independent shops, cinema, leisure centre and swimming pool as well as a Waitrose. The neighbouring fishing village of Beer offers a variety of independent shops, restaurants and pubs. Whilst surrounded by beautiful countryside in the East Devon National Landscape (formerly an AONB), the property is easily accessible, close to the coast road, whilst the market town of Honiton (8 miles) has a mainline rail link to London Waterloo. The Cathedral City of Exeter offers a further range of cultural, recreational and shopping facilities, with access to the M5 and Exeter International Airport.



Property

Deanway was built in the 1920's as the police house for the village bobby. Today this attractive detached house with rendered elevations under a slate roof offers beautifully presented accommodation arranged over two floors. The property has been completely renovated by our clients, the windows have new double glazed sashes, wood floors throughout the reception rooms and an utility area created adjoining the kitchen. Downstairs the house is filled with light and the rooms flow together. The spacious triple aspect open plan kitchen/dining room is newly appointed with a sleek, modern kitchen and integrated appliances. The adjoining sitting room is dual aspect with French doors opening onto the terrace and a decorative fireplace. The former garage has been converted into a downstairs bedroom with a cloakroom, which could also be used as a study. On the first floor there are two double bedrooms, along with a bathroom and a separate shower room. Deanway is ready to move into either as a main residence or as a turn key second home.

Outside

The property is set back from the lane, well sheltered behind a wall, whilst a range of trees and shrubs notably a magnolia and ornamental prunus, ensure privacy for the property. This gravelled area provides parking with space for three to four cars. At the rear of the house a small flight of curving steps flanked by lavender, lead from the terrace up to the garden. Mainly laid to lawn with a variety of shrubs and roses, there is a lovely paved seating area surrounded by climbing roses and a Wooden Summerhouse (3m x 3m).

Services

Mains electricity. Mains water. Mains drainage. Dual electric boilers.

Local Authority

East Devon District Council Tel. 01395 516551
Council Tax Band: E

Tenure:

Freehold with vacant possession upon completion.

Education

Primary schooling at Branscombe. Good state secondary schools at Sidmouth College and the excellent Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

Directions

From The Masons Arms in the centre of Branscombe's Square, turn right, signposted the beach and then immediately right into Parsons Lane (a No Thorough Road for vehicles, that turns into a footpath to the beach).
What3words///proudest.mango.dude





Parsons Lane, Branscombe

Approximate Area = 1092 sq ft / 101.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1135370



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 (min) A		81
81 (min) B		
65 (min) C		
55 (min) D		
45 (min) E	38	
35 (min) F		
2 (min) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Symonds & Sampson

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