



Symonds  
& Sampson

Sunnyside  
Branscombe, Devon



# Sunnyside

Branscombe  
Devon EX12 3DE

Grade II listed period cottage set in the idyllic coastal village of Branscombe, with generous garden and rural views.



- Grade II listed period cottage with detached garden
  - Decorative fireplaces
  - Good ceiling heights
  - Excellent location
  - No onward chain
  - Country & coastal views
- Branscombe beach approximately 0.7 miles

Guide Price £285,000

Freehold

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## THE PROPERTY

Sunnyside is a picturesque period cottage which forms an attractive terrace of colour washed cottages. The cottage enjoys an attractive double fronted facade with gothic arched windows. There are some pleasant character features including fireplaces, window seats and exposed stonework. Despite being well cared for, the cottage would now benefit from some general updating.

## ACCOMODATION

From the lane side a glazed timber stable door opens into an open plan entrance hallway and living area with staircase rising to the first floor and a wood burning stove. There is a small kitchen with a range of wall and base units, tiled flooring and two useful storage cupboards. To the first floor are two bedrooms, both featuring shower cubicles and wash hand basins alongside decorative fireplaces. Separate WC. From the landing a door leads out to the garden via a gravelled pathway (owned by a neighbouring property) providing rear access along the terrace.

## SITUATION

Sunnyside 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.

## SERVICES

Mains electric, water & drainage

Broadband: Superfast available

Mobile coverage: None indoors, limited outdoors.

Local Authority: East Devon District Council. Council tax band C

## MATERIAL INFORMATION

There is roadside parking opposite the terrace. We would recommend viewers park in the nearby village hall.

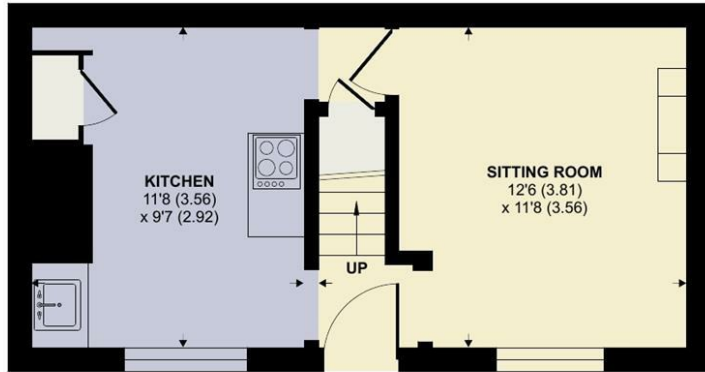
The cottage is built into the hillside, so the garden is accessed from the first floor.



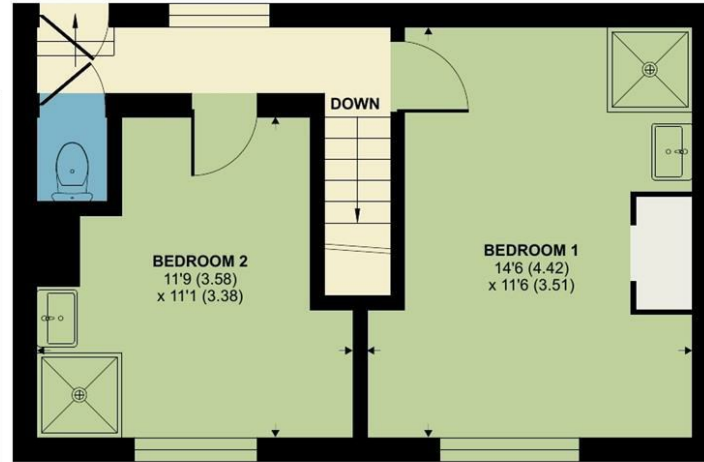
# Sunnyside, Branscombe, Seaton

Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1165590



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