



Symonds
& Sampson

Sunnyside

Branscombe, Seaton, Devon

Sunnyside

Branscombe

Seaton

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 £260,000

Freehold

Axminster Sales

01297 33122

axminster@symondsandsampson.co.uk



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.

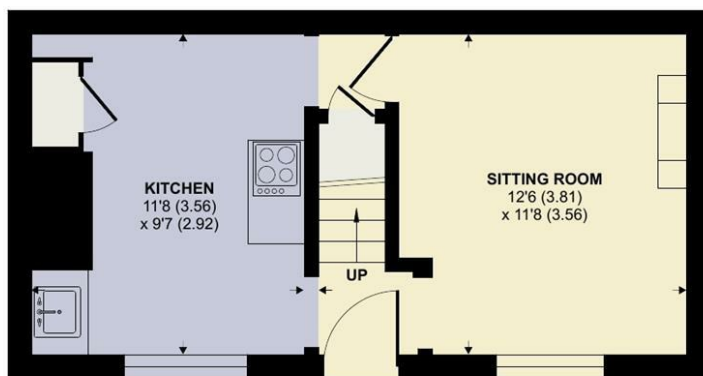




Sunnyside, Branscombe, Seaton

Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



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



AxmRes/RIS



01297 33122

axminster@symondsandsampson.co.uk
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT