

Symonds
& Sampson

Trafalgar Barton

Branscombe, East Devon

Trafalgar Barton

Branscombe, East Devon EX12 3DB

A beautifully presented Georgian house listed Grade II. Set in an elevated position close to the coast and overlooking Branscombe to the sea beyond. Two excellent holiday cottages and a barn with planning permission for a holiday conversion. Surrounded by glorious gardens, pastureland and native woodland.



 18.93 acres (7.66 ha)

- Elegant historic house meticulously renovated throughout
- Classical proportions, with high ceilings, large windows and grand staircase
- Private position with a magnificent outlook and partial sea views
- Two superbly presented holiday cottages with proven income
- The Old Dairy with pp for further holiday conversion
 - Charming southwest facing terraced gardens
 - Protected by paddocks and some woodland

Guide price £3,750,000 as a whole
Freehold

For Sale by Private Treaty as a Whole
or in up to Eight Lots. Further lotting considered.

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SITUATION

Trafalgar Barton nestles in an elevated, south-west facing position on the fringes of the picturesque village of Branscombe, on the UNESCO Jurassic Coast World Heritage site. With distant sea views, this private property is protected by the surrounding National Trust land, set in the heart of the East Devon National Landscape (formerly an AONB). Branscombe has a thriving community with an ancient church, village hall with tennis courts, primary school, two cafes and two well-regarded inns, including the Mason's Arms. The surrounding countryside offers superb opportunities for walking and the beach is about 10 minutes away, easily accessed by a footpath. More amenities are available at the nearby resort of Sidmouth, with its cinema, theatre, sports facilities and Waitrose supermarket or at Lyme Regis with its famous Cobb and sandy beach. There are good road connections with the A30 providing access to the Cathedral city of Exeter with its excellent shopping, leisure facilities, international airport, mainline train station and access to the M5.

THE PROPERTY

This elegant house's origins date back to 1825 when Captain Yule, formerly a lieutenant on the Nelson's flagship HMS Victory during the Battle of Trafalgar, retired. He built a fashionable cottage orné, Trafalgar Cottage on the site, which was then acquired and remodelled by John Tucker in 1845. The Tucker family, ran a very successful Honiton lace





making business at the property, supplying London society, including the Royal family.

Please see floorplan for accommodation and measurements.

LOT ONE - Trafalgar Barton, gardens and about 5.86 acres (2.37 ha) of pasture.

Today Trafalgar Barton features an attractive front façade with tall, shuttered sash windows providing wonderful views over the valley for the principal reception rooms and bedrooms. The generous accommodation is arranged over three floors and the house has classical proportions throughout. There is a successful blend of character features and the conveniences of modern living which one would hope to find in a house of this calibre. The magnificent entrance hall features a cantilevered staircase and parquet floors which continue throughout the main reception rooms. The dining room has double doors opening into the impressive drawing room, featuring an original fireplace and full height sash windows, creating an ideal space for entertaining. At the heart of the home, the kitchen with an original flagstone floor, has an oil-fired AGA and French windows opening onto a south facing terrace, ideal for outdoor dining. The generous and light filled accommodation continues on the first floor, the dual aspect master bedroom has distant sea views to the south. On the second floor the home office could provide a games room and there is an unconverted attic.

OUTSIDE

Trafalgar Barton is approached via a private drive leading to a generous semi-walled parking and turning area. The surrounding mature, terraced gardens provide privacy and outstanding vistas, whilst gently blending into the surrounding countryside. There are lawns and herbaceous borders, as well as a number of shrubs and fine trees including a magnificent copper beech, for year-round colour and interest. Above the house is a partly walled vegetable garden. A private pathway leads through the gardens into the village and the National Trust path to the beach. There is also an excellent block of gently sloping pastureland, providing utility and protection. In all about 5.86 acres (2.37 ha) of pasture.



Trafalgar Barton, Branscombe, Devon

Approximate Area = 7577 sq ft / 703.9 sq m (excludes boiler room)

Limited Use Area(s) = 30 sq ft / 2.7 sq m

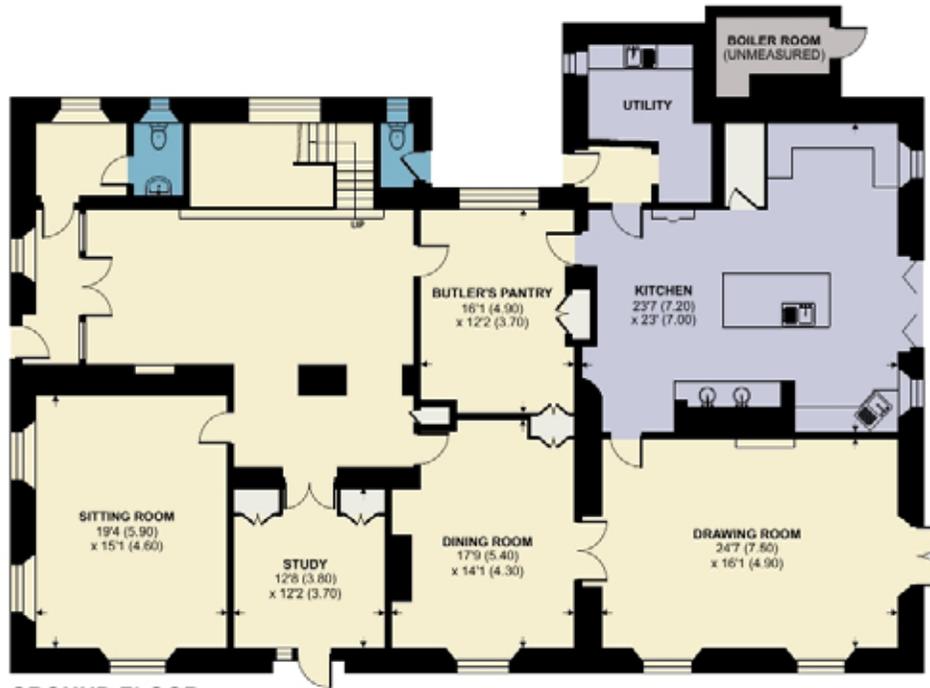
Total = 7607 sq ft / 706.6 sq m

For identification only - Not to scale

Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1227180



LOT TWO - The Coach House

The Coach House is accessed from the semi-walled courtyard, providing a large paved parking area, to the north of Trafalgar Barton. This attractive building has natural stone elevations under a slate roof, of special note is the front facade featuring a l'oeil de boeuf window as well as a number of gothic windows on the first floor. Recently reconfigured and beautifully finished in a contemporary country style, with wooden floors and bespoke joinery, original features such as the timber beams and rustic stone walls have been retained. With exceptional attention to detail, the property now provides outstanding holiday accommodation with underfloor heating throughout. The main living accommodation is located on the first floor for the views and access the terraced rear gardens from the 49 foot open plan kitchen/dining/sitting room. This stunning vaulted space includes the kitchen with integrated appliances and an island, as well as a small mezzanine area. There are three en-suite bedrooms, one on the first floor and two on the ground floor. On the ground floor there is an attached garage and useful stores. The terraced lawned gardens offer a sunny patio area at the rear of the property. In all 0.30 acres (0.12 ha).

The Coach House, Branscombe, Devon

Approximate Area = 1775 sq ft / 164.9 sq m (excludes storage / void)

Garage = 217 sq ft / 20.1 sq m

Total = 1992 sq ft / 185 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©Nitchcom 2021. Produced for Symonds & Simpson. REF: 1227160



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



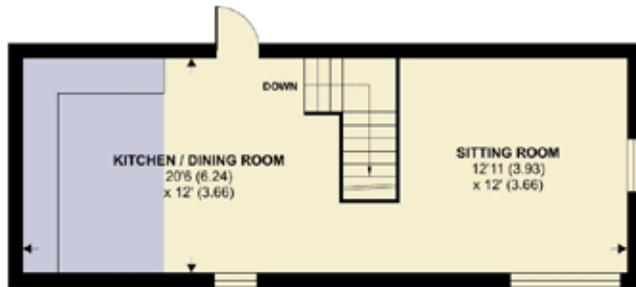


The Dolls House & The Old Dairy, Branscombe, Devon

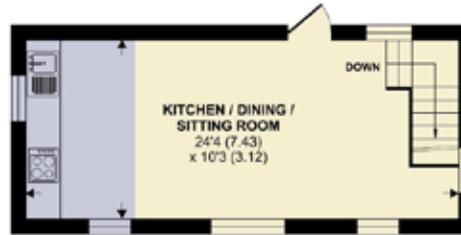
Approximate Area = 1304 sq ft / 121.1 sq m

For identification only - Not to scale

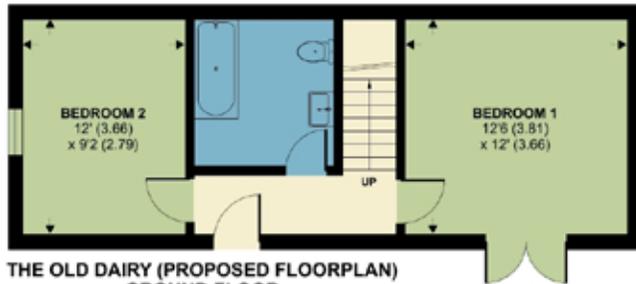
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	23	
Not energy efficient - higher running costs			
England & Wales			



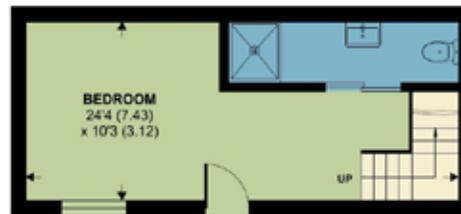
THE OLD DAIRY (PROPOSED FLOORPLAN) FIRST FLOOR



THE DOLLS HOUSE FIRST FLOOR



THE OLD DAIRY (PROPOSED FLOORPLAN) GROUND FLOOR



THE DOLLS HOUSE GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2024. Produced for Symonds & Simpson. REF: 1227180



LOT THREE - The Dolls House and The Old Dairy
The Dolls House is a charming stone cottage set on an upper terrace in the gardens with lovely views over the valley. Formerly used as an artist's studio, this has recently been converted into a one bedroom holiday cottage. The gothic front door opens into an en-suite bedroom with stairs up to the first floor open plan kitchen/dining/sitting room with vaulted ceiling and door to the rear terraced garden.

The Dairy is a double storey stone barn under a newly replaced slate roof, set below the Dolls House. Planning permission has been granted for conversion into a two

bedroom holiday cottage, with an open plan kitchen/dining room and separate sitting room on the first floor to take advantage of the views across the valley. Alternatively this adaptable building could be used as a studio or home office (STPP). EDDC Planning reference: 22/2832/FUL 27 March 2023. In all 0.29 acres (0.11 ha).

LOT FOUR - Paddock beyond the walled garden. A sloping pasture paddock with areas of mature trees, including some fine Beech. In all about 0.98 acres (0.40 ha)



LOT FIVE - Paddock and Linhay south of the driveway. A pretty gently sloping pasture paddock with some mature trees and lovely views of the village. Stone Linhay (14.8 x 4.7m) under a slate roof, open fronted (considered to have potential for conversion, subject to planning). In all about 2.10 acres (0.85 ha)

LOT SIX - Paddock north of the driveway. A gently sloping pasture paddock situated in front of Barnells Cottage and north of the driveway. In all 0.40 acres (0.19 ha).

LOT SEVEN - Village Paddock. A gently sloping pasture paddock situated behind Bucknell Close in the centre of Branscombe Village. In all 1.28 acres (0.52ha).

LOT EIGHT - Land off Locksey's Lane. An interesting parcel of mainly sloping pasture and mature woodland, lovely views over the village. In all 7.66 acres (3.10 ha).

SERVICES

Lot One: Main electricity. Main water. Private water supply available. Private drainage. Oil fired central heating. Solar

panels. Broadband: Superfast fibre available. Mobile Network Coverage: Likely outside. Likely inside. Source: Ofcom.org.uk
Lot Two: Main electricity. Main water. Private drainage. Oil Fired central heating. Broadband: Superfast fibre available. Mobile Network Coverage: Likely outside. Likely inside. Source: Ofcom.org.uk
Lot Three: Main electricity. Main water. Broadband: Superfast fibre available. Mobile Network Coverage: Likely outside. Likely inside. Source - Ofcom.org.uk
Private drainage. Electric central heating.
Lots Four, Five, Six and Eight: None connected.
Lot Seven: Main water available close by, not connected.



MATERIAL INFORMATION

1. We cannot confirm if the private drainage system complies with the current regulations.
2. Trafalgar Barton is situated in Flood Zone 1, an area with a low probability of flooding.
3. No public or third party rights of way affect the property.
4. The cottages are holiday accommodation only and shall not be occupied as a sole or main place of residence. They are successfully let with Classic Cottages.

TENURE

All freehold with vacant possession upon completion.

SPORTING

All rights are understood to be owned and included in the sale. Racing at Taunton or Exeter. Golf at Lyme Regis or Honiton. Sailing on the coast at Lyme Regis or Topsham.

LOCAL AUTHORITY

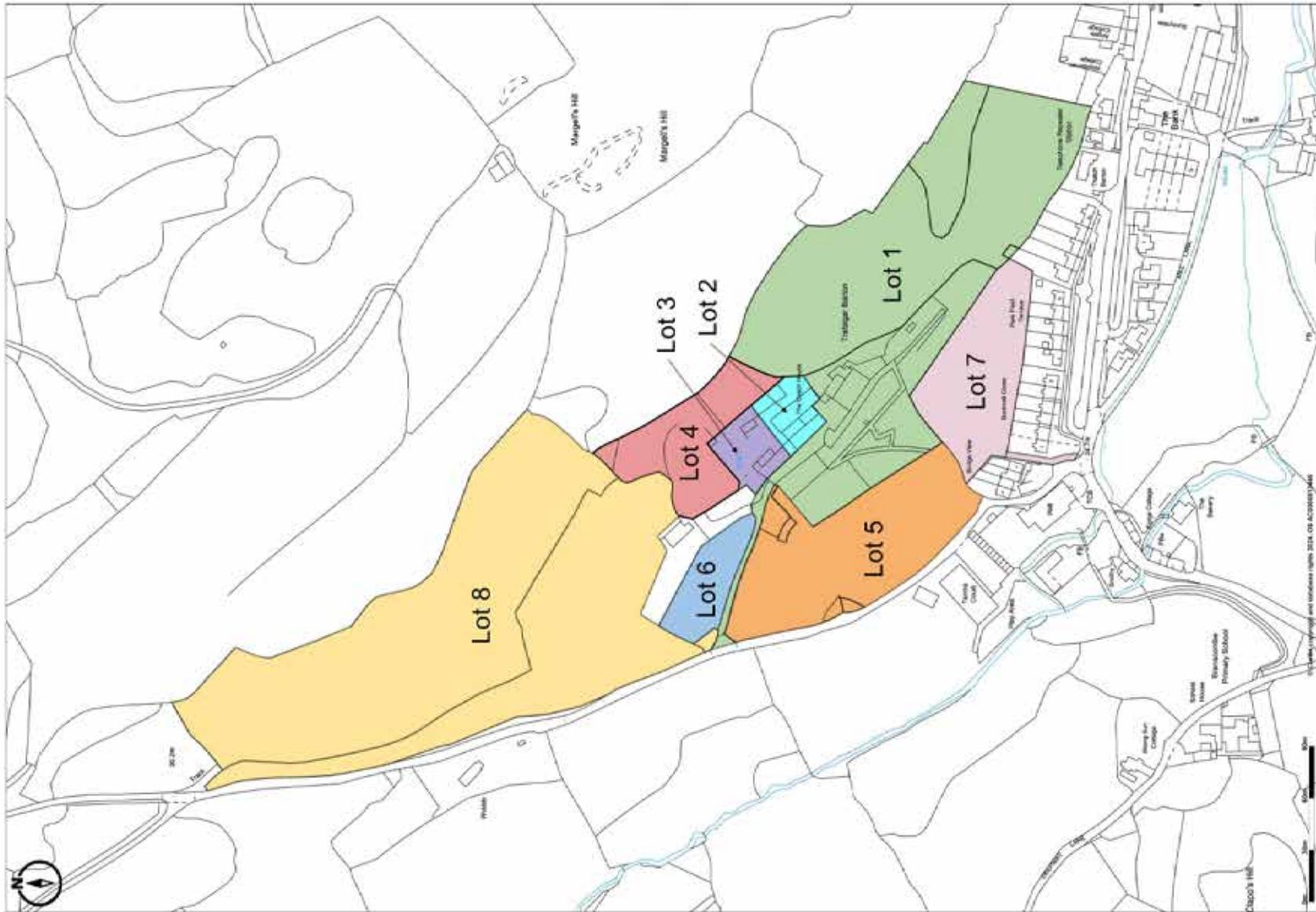
Council Tax Bands: Trafalgar Barton G, The Coach House C, The Dolls House N/A

DIRECTIONS

What3words ///recline.stands.homeward

VIEWING

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122.



Promap
LANDMARK INFORMATION

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Planned Scale - 1:5000 Digital Vector - A1

AX/ACG/Date



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