



Symonds
& Sampson

Trafalgar Barton

Branscombe, East Devon

Trafalgar Barton

Branscombe
Seaton
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. Surrounded by glorious gardens and pastureland. In all 9.02 acres (3.65 ha).



- Elegant historic house meticulously renovated throughout
- Classical proportions, with high ceilings, large windows and grand staircase
- Elevated position with a magnificent outlook and partial sea views
- Within walking distance of the village centre and beach
 - Charming southwest facing terraced gardens
 - Protected by paddocks
 - In all 9.02 acres (3.65 ha).
 - No onward chain

Guide Price **£1,950,000**

Freehold

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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.



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 has bespoke cabinetry with large island, flagstone floors and an oil-fired AGA with an electric hob and 2 oven extension. There is room to dine and large French windows open 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 and an ensuite shower room. There are five further bedrooms, three ensuite and a separate shower room. On the second floor the home office could provide a games room and there is an unconverted attic which offers further flexibility. Please see floorplan for accommodation and measurements.

OUTSIDE

Trafalgar Barton is approached via a 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.



THE LAND

There is also an excellent block of gently sloping pastureland, divided into three paddocks, providing utility and protection for the property. There are two paddocks to the west and south of the house. Alongside the drive is a pretty, gently sloping pasture paddock with

some mature trees and lovely views of the village. The adjacent gently sloping pasture paddock has access close to Bucknell Close in the centre of Branscombe Village. To the east of the house is a further pasture paddock well-sheltered by mature native trees. In all the land totals 9.02 acres (3.65 ha).





SITUATION

Trafalgar Barton nestles in an elevated, south-west facing position on the fringes of the picturesque, seaside 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 year-round community with two popular inns, including the Masons's Arms, two cafés, village hall with tennis courts, ancient church, and primary school. There is easy access to a network of footpaths providing excellent opportunities for exploring the unspoilt Devon coastline and countryside. Branscombe beach is a 10 minute walk away, easily accessed by a footpath through the meadows.

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, theatre, 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, 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 or at Lyme Regis with its famous Cobb and sandy beach.





SERVICES

Main electricity. Main water. Private drainage. Oil fired central heating. Broadband: Standard and superfast fibre available. Mobile Network Coverage: There is mobile coverage in the area, please refer to Ofcom's website for more details.

TENURE

Freehold with vacant possession upon completion.

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 rights of way cross the property.
4. Neighbouring properties have a right of way over the drive.

SPORTING

Racing at Taunton or Exeter. Golf at Lyme Regis or Honiton. Sailing on the coast at Lyme Regis or Topsham.

LOCAL AUTHORITY

East Devon District Council. Tel: 01404 515 616.
Council Tax Band: G



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

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.

What3words ///recline.stands.homeward
From Branscombe village. take Lockseys Lane beside the Branoc Hall. Proceed 500 yards and the entrance driveway to Trafalgar Barton will be on the right.



Trafalgar Barton, Branscombe, Devon

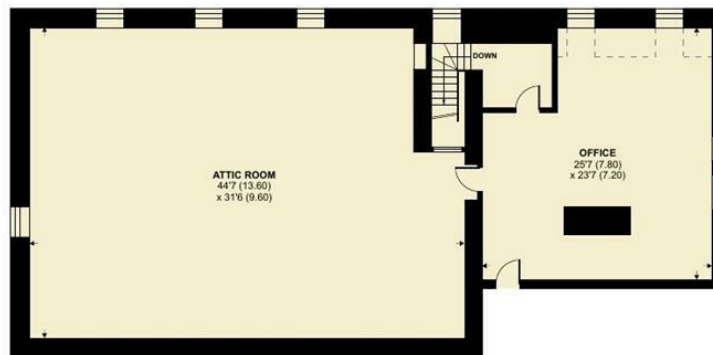
Approximate Area = 7577 sq ft / 703.9 sq m (excludes boiler room)

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

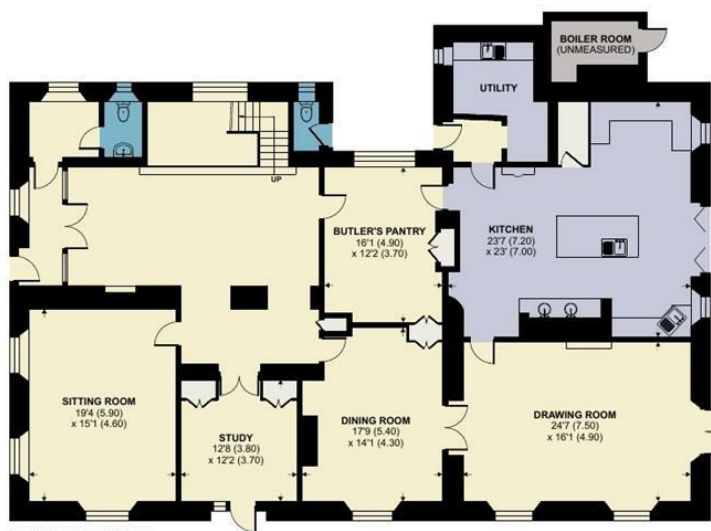
Total = 7607 sq ft / 706.6 sq m

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). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1227180



AxAg/ACG/Oct26



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