



HARRISON
LAVERS &
POTBURY'S

Nutshell Cottage Branscombe EX12 3DL

£265,000 FREEHOLD

A charming, end of terrace cottage situated in the heart of Branscombe, just half a mile from the beach.

Offered for sale with no ongoing chain, is this two-storey end of terrace cottage with double glazing and electric heating. A gated entrance just off The Square leads to a flight of steps rising to the front door. Once inside, the sitting room has a window with shutters to the front, easterly aspect and there is also a fireplace with log burner. A connecting door leads to the separate kitchen/breakfast room that has an attractive, fitted kitchen with beech worksurfaces, plenty of storage and built-in appliances to include dishwasher, fridge, oven and gas hob, with space for a washing machine and freezer.

On the first floor there is loft access via a pull-down ladder. The main bedroom has a front facing window, recess for a wardrobe and features a sealed, cast iron, period fireplace. The second, single bedroom looks to the rear and the bathroom has a white suite with a shower over the bath.

To the front of the cottage is a brick paved courtyard with stone boundary wall and a useful Garden Room measuring approximately 3.1m x 1.8m narrowing to 1.1m. The room has power, light, a tiled floor and Velux roof window. Beneath the stairs to the front door, a small door gives access to cellar storage with restricted head height.





The property stands at the centre of Branscombe just off The Square and as such is within short walking distance of the popular Masons Arm public house and only half a mile from Branscombe Beach.

Branscombe is an attractive and unspoilt village that falls within East Devon's Area of Outstanding Natural Beauty, with amenities such as a primary school, two public houses, a 12th Century church, working National Trust Forge, all running alongside the South West Coast Path and Jurassic coastline. The popular coastal resort of Sidmouth is around four and a half miles away where there are an excellent range of amenities to include Waitrose, numerous independent shops, High Street chains and popular restaurants.

SERVICES Mains electricity, water and drainage are connected. No mains Gas. The gas hob in the kitchen is fired by bottled gas.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds of up to 1000 mbps. Mobile coverage is available from EE, Three and O2 with limited coverage from Vodafone. Information provided by Ofcom.

OUTGOINGS We are advised by East Devon District Council that the council tax band is C.

EPC: E

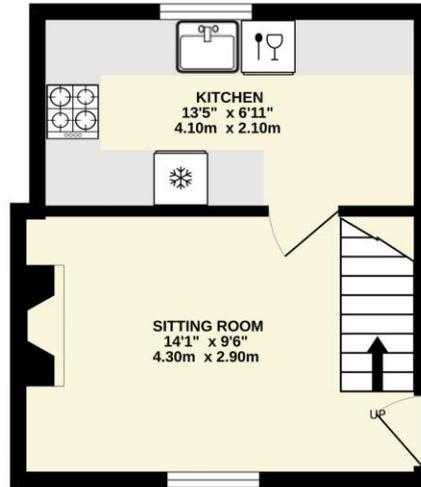
POSSESSION Vacant possession on completion.

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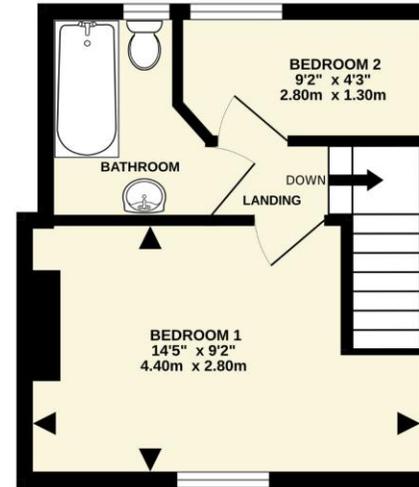
VIEWING Strictly by appointment with the agents.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

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