



Branscombe, EX12 3DE

Guide Price £285,000

3 1 1



Auction details available at - https://www.247propertyauctions.co.uk/lots-for-sale?ba_url=%2Fproperty%2Fcharacter-cottage-for-modernisation-2764036

This charming cottage offers spacious accommodation and enjoys delightful views of the surrounding countryside. The property is located in a semi rural position, situated within half a mile from the centre of Branscombe village and a little further to the beach. The village is easily accessible to the well known seaside towns of Lyme Regis and Sidmouth and offers a selection of amenities including two renowned public houses, primary school, Parish Church and 'The Sea Shanty' which is a popular cafe and shop located next to the beach.

The accommodation is set across three floors. The ground floor offers a master bedroom and family bathroom. Stairs rise to the first floor where two further bedrooms and an airing cupboard is located on the landing. Each bedroom enjoys stunning views of the surrounding countryside, and bedrooms 1 and 2 benefit from a dual aspect.

Stairs lead down from the ground floor towards the living accommodation on the lower ground floor. The living space is open plan and enjoys a dual aspect to the south and east. The living area features a working open fire with a brick hearth and two useful storage cupboards. The kitchen and dining space is positioned towards the rear of the room with glazed French doors and a large window to the side that enjoys a pleasant outlook over the adjoining fields (owned by the National Trust) and the rear garden. The kitchen area offers a good range of base and wall mounted units with space for a selection of appliances. In addition, there is comfortable space for a dining suite.

The French doors from the rear of the kitchen open onto a south facing patio area which is a perfect space for sitting out and entertaining. A lawn with planted borders slopes down from the patio towards the rear of the garden where a parking space is located. The parking space is accessed by a neighbouring lane at the rear of the property.

A unique property in a rarely available position. Early inspection recommended.

VIEWINGS - By prior appointment with Redfern on 01395 512 544

SERVICES - We understand all mains services are connected, except gas.

OUTGOINGS - Council Tax Band D

TENURE - Freehold

AGENTS NOTE - Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Covered Porch
- Three Double Bedrooms
- South Facing Patio and Rear Gardens
- Fabulous Countryside Views
- Energy Rating TBC
- Open Plan Living/Kitchen/Dining Area
- Bathroom
- Off Road Parking
- No Onward Chain
- TO BE SOLD BY TRADITIONAL ONLINE AUCTION - AUCTION DATE 21TH APRIL AT 12.00



Ottery St. Mary | 01404 814 306
 Exeter | 01392 984 511
 Sidmouth | 01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

