



Honeybank Cottage

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Branscombe, Seaton, EX12 3DE

What3Words: ///tricycle.reply.parting

A well presented and recently renovated end of terrace cottage in the heart a popular village with parking and gardens.

- Recently Renovated
- Kitchen/Dining Room
- Bathroom
- Parking for Two Vehicles
- Freehold
- Two Bedrooms
- Sitting Room
- Cloakroom
- Gardens
- Council Tax Band D

Guide Price £450,000

SITUATION: Occupying an elevated position within the East Devon National Landscape (formerly AONB), the property enjoys far reaching views across Branscombe Vale towards the coast. Ideally placed for access to the Jurassic Coast, Branscombe Mouth beach is less than a mile away by car, with a network of nearby footpaths. Branscombe offers a range of amenities including a parish church, village hall, shop/post office and two pubs. A regular bus service links Seaton and Sidmouth via Beer and Branscombe.

Well regarded state and independent schools are nearby, including Colyton Grammar School. Sidmouth and Honiton provide a wider range of amenities, with Exeter offering extensive facilities, rail links and an airport. The surrounding area offers excellent walking and riding across footpaths, bridleways and National Trust land.

DESCRIPTION: An attractive three storey end of terrace cottage of stone construction with part-rendered elevations, dating from circa 1830. An entrance porch at first floor level leads to a hallway with cloakroom and stairs down to a dual aspect open plan kitchen/dining room, fitted with a range of cupboards, integrated oven and space for appliances. The first floor also provides access to a dual aspect sitting room with fireplace, woodburning stove and exposed beam. Stairs rise to the second floor, where there are two bedrooms and a bathroom.

OUTSIDE: Approached via Mill Lane, a five-bar gate opens to a driveway with parking for two vehicles. The gardens are mainly laid to lawn with mature shrub and tree borders, enjoying a southerly aspect. A patio provides space for outdoor dining with views across the valley. A pedestrian gate leads to the front. There is a useful shed alongside the property.

SERVICES: Mains electricity, water and drainage. Electric underfloor heating and room heaters. Mobile coverage is limited (EE available). Standard and superfast broadband (up to 80 Mbps) available, with satellite options including Starlink.

AGENTS NOTE: A public footpath runs along the eastern boundary, continuing down the driveway to Mill Lane.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		36
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885

Approximate Area = 849 sq ft / 78.8 sq m

For identification only - Not to scale

Second Floor

Bedroom 2.59 x 2.13m 8'6" x 7'

Bedroom 3.74 x 3.11m 12'3" x 10'2"

Ground Floor

Kitchen 6.09 x 3.80m 20' x 12'6"

First Floor

Sitting Room 6.50 x 2.91m 21'4" x 9'7"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Stags. REF: 1429938