



Coxes Farm







Coxes Farm

Branscombe, Seaton, , EX12 3BJ

Branscombe Beach: 2.2 miles; Sidmouth: 4.3 miles; Exeter: 17.4 miles

Distinguished Grade II Listed country residence with cottage, outbuildings, and 4.13 acres,

- Georgian Home
- 4 Double Bedrooms
- Stone Outbuilding
- Paddocks and Woodland
- Freehold
- Grade II Listed
- 1 Bed Holiday Cottage
- Glorious Gardens
- In all 4.13 acres
- Council Tax Band G

Guide Price £1,400,000

Stags Honiton

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

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

This elegant property enjoys an elevated position within the East Devon National Landscape (formerly known as AONB), offering sweeping countryside views over Branscombe Vale towards the coast.

The property is ideally located for exploring the Jurassic Coast, with Branscombe Mouth beach just 2 miles away by car and Coxes Cliff accessible by footpath. The village of Branscombe is renowned for its long street, historic parish church, village hall, shop/post office, and two welcoming pubs. Excellent state and independent schools are nearby, including Colyton Grammar School. Sidmouth and Honiton provide comprehensive amenities, with Exeter offering further shopping, rail links, and airport access. The area is rich in footpaths, bridleways, and National Trust land.

HISTORY

Believed to date from the early 19th Century, Coxes Farm is a fine example of Georgian architecture, with rendered elevations beneath a slated roof. The property has retained many original features, including sash windows with shutters, period fireplaces, and Beer flagstone floors. Over the years, the house has been thoughtfully updated, blending traditional character with modern comforts. The Grade II Listing reflects its architectural and historical significance within the local landscape.

ACCOMMODATION

The accommodation is spacious and well laid out, offering flexibility for family living and entertaining. A central tiled entrance hall leads to bright, south facing reception rooms, including a front to back reception room with two fireplaces and on the other a snug with wood burner. The improved kitchen with electric underfloor heating, now features modern fittings alongside traditional style, with part granite and oak worktops, electric induction hob range style Aga, integrated fridge, combination microwave and dishwasher.

The impressive hardwood conservatory spans the rear of the house, with oil fired underfloor heating and views across the terrace. The new utility room, provides practical space for daily living.

Upstairs, on the first floor are three double bedrooms, the main bedroom benefits from having an en suite shower room and dressing room, there is also a large family bathroom with separate shower. On the second floor offers a fourth spacious bedroom suite across two rooms with built in wardrobes and separate shower room.





GARDENS

Approached via a sweeping paved and gravelled driveway with a part open, part enclosed timber framed garage.

Framed by formal gardens, there is a terrace with lily pond, and lawns bordered by mature hedging and trees. The rear patio features a water feature and pond, leading to further terraces and a larger lawn. The gardens are thoughtfully landscaped, providing a tranquil setting and year-round interest, with a fruit orchard adding to the appeal.

HOLIDAY COTTAGE

Converted from an old stone barn, the holiday cottage, comprises a large bedroom, open-plan kitchen/living space with part granite worktops, and separate bathroom.

STONE BARN

The substantial stone outbuilding is divided into two stables and a garden store with mezzanine, offering scope for further accommodation or holiday use (subject to planning consents).

LAND AND WOODLAND

Beyond the gardens, the grounds include two well-fenced, south-facing pasture paddocks. The paddocks are complemented by a broadleaved copse, along the northern boundary some of which have been recently planted arboretum style enhancing the sense of space and privacy. The land extends to approximately 4.13 acres in total.

SERVICES

Mains electric and water. Private drainage, thought to be from a Klargester tank with soakaway. Oil fired central heating. A telephone line is connected with standard broadband, Starlink recommended, mobile signal outdoors on EE and O2, variable, Three and Vodafone (Ofcom).

DIRECTIONS

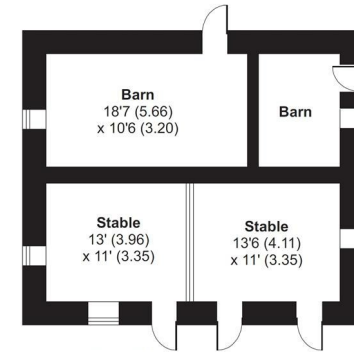
From Sidmouth take the A3052 towards Lyme Regis continue up the hill. Take the right turn signposted to Branscombe and Bulstone, follow for 1 mile, and Coxes Farm is on the right before the T junction at the bottom of the hill.

What3Words: ///priced.prove.disco

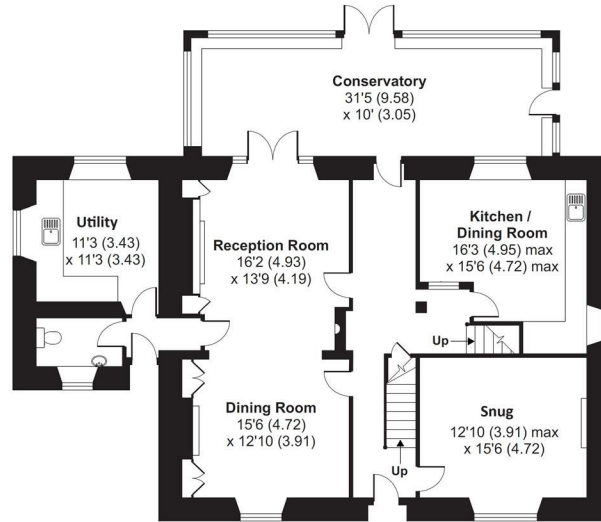
APPROX. GROSS INTERNAL FLOOR AREA 4184 SQ FT 388.6 SQ METRES
(Excludes Restricted Head Height & Outbuilding & Includes Annexe)



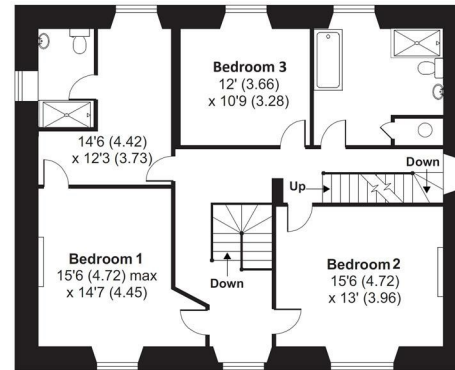
COTTAGE



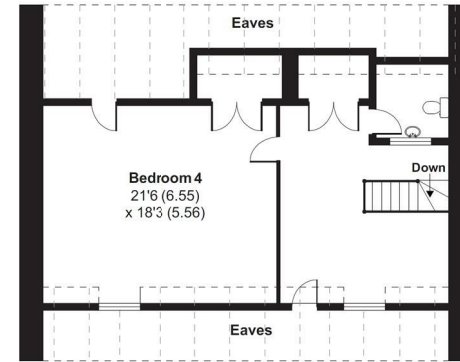
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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.



