



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 £475,000

**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.





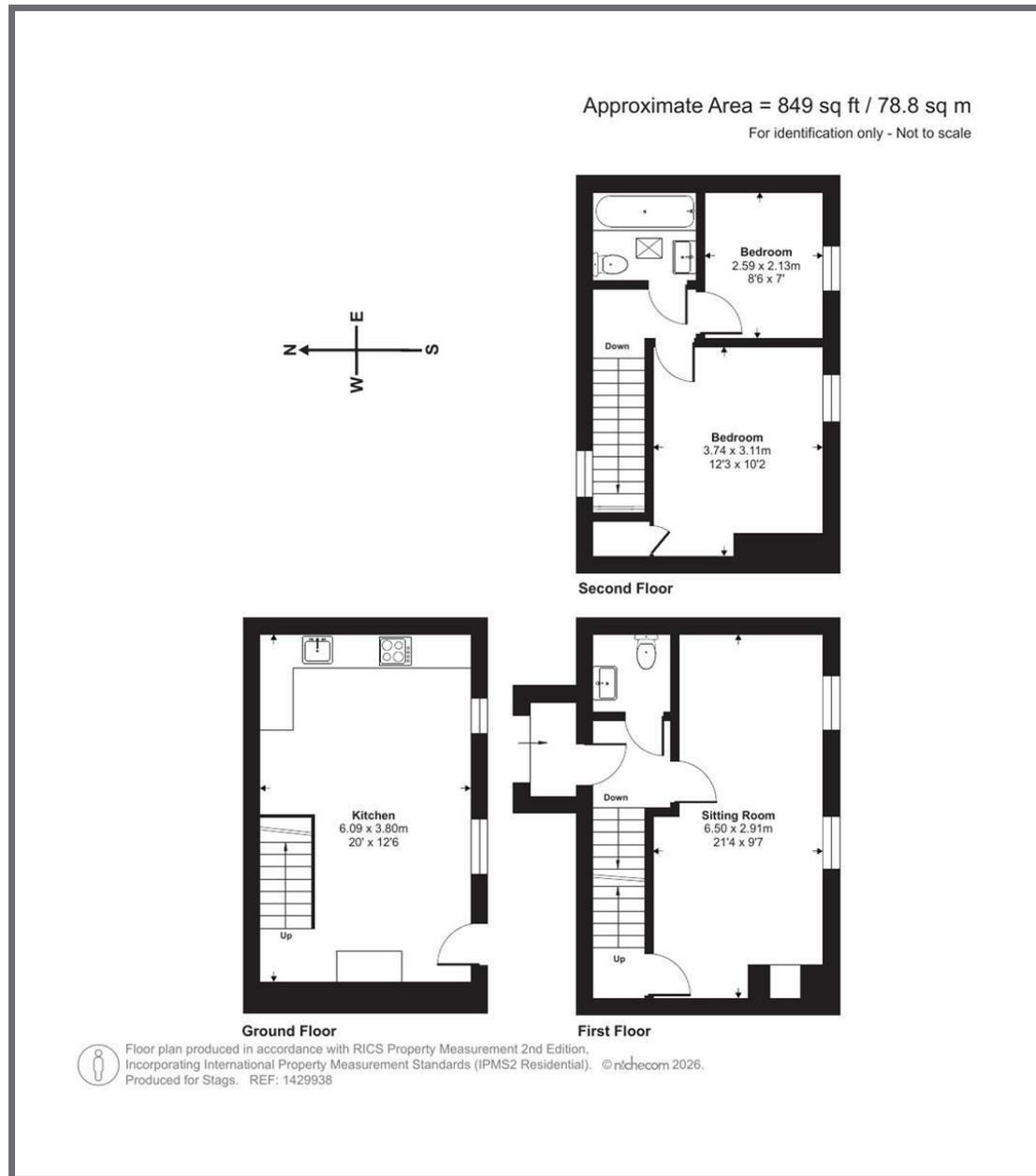
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

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