



Coombe Cottage & Willow Barn



# Coombe Cottage &

Church Row, Branscombe, Devon, EX12 3AU

Branscombe Beach 1 mile; Seaton 4 miles; Sidmouth 5 miles;  
Honiton 11 miles;

A recently renovated cottage, separate detached leasehold property and a beautifully landscaped garden of 0.82 acres. In all 0.9 acres.

- Grade II listed two bedroom cottage
- Beautiful landscaped garden
- Stunning countryside views
- 1 mile to the coast
- Freehold & Leasehold
- One bedroom leasehold property
- Two parking spaces
- Nearby shops, pubs and schools
- Perfect holiday home
- Council tax band E & A

Offers In Excess Of £650,000

## SITUATION

The picturesque village of Branscombe is nestled within East Devon's glorious Area of Outstanding Natural Beauty and is located on the World Heritage Jurassic Coastline, and is well known for its glorious wide pebble beach, walks, high cliffs and dramatic scenery. The village benefits from two public houses, a pretty parish church and primary school. The renowned Colyton Grammar School is within easy reach.

The market town of Honiton is 10 miles away and has an extensive range of shops, schools and sporting facilities as well as a mainline train station on the Exeter to London Waterloo line. The city of Exeter also provides a wide range of shops and facilities as well as access to the M5 and an international airport.

## DESCRIPTION

An extremely rare opportunity to acquire a recently renovated cottage, separate detached leasehold property and a beautifully landscaped garden of 0.82 acres. In all 0.9 acres. Due to the location and well presented accommodation the properties could equally serve as a permanent residence with secondary accommodation, second home, letting property or a combination of the three.



## COOMBE COTTAGE

A beautiful village cottage that has undergone extensive renovations by the current owners, having been done very tastefully, whilst retaining many of the characterful features with the comforts of modern living.

The ground floor provides a generous reception room with a blend of white washed and exposed stone walls and an impressive stone fireplace. The kitchen/breakfast room is beautifully fitted with a comprehensive range of base and wall units complete with integrated undercounter fridge and freezer, dishwasher, washer/dryer and electric oven with induction hob above.

Upstairs, the first floor accommodation consists of two double bedrooms with en-suites and built-in cupboards. Both en-suites benefit from underfloor heating and heated towel rails.

Outside, accessed from the first floor landing, steps lead up to a courtyard with timber summer house, fully enclosed with mature hedging, planted borders and walls. The gardens have been thoughtfully landscaped for low maintenance, whilst providing an attractive area for outside living and entertaining with stunning countryside views.

## WILLOW BARN

This charming one bedroom property has a delightful elevated position overlooking beautiful landscaped gardens and rolling countryside beyond. The property is in good decorative order and consists of kitchen / breakfast room, reception room with stairs leading upstairs to a double bedroom and family bathroom.

Outside to the side of the property is a paved area with a large stone shed providing ample storage space. To the front of the property the raised patio is perfectly positioned to enjoy outdoors relaxation and al fresco dining with stunning countryside views. The property also benefits from two parking spaces.

Tenure: National Trust leasehold held from 16th of February 2011 to and including 2nd April 2077. £1 per year peppercorn rent. The National Trust have confirmed arrangements to extend the lease, please contact the office for further details.

## THE GARDENS

The beautiful gardens have been lovingly landscaped and cared for over many years by the current owners. Winding pathways and beautifully stocked flower beds and borders it can truly be described as a gardeners garden. Features worthy of particular note include the natural pond with wooden bridge and an array of established willows.

## SERVICES

Mains electricity, water and drainage. Electric heating.

## AGENTS NOTE

Please note there is an ongoing planning application for Willow Barn for a "Certificate of lawfulness application to demonstrate the use of Willow Barn as an independent dwellinghouse". REF: 23/0613/CPE. Further details can be found via the East Devon District Council planning portal.



These particulars are a guide only and should not be relied upon for any purpose.



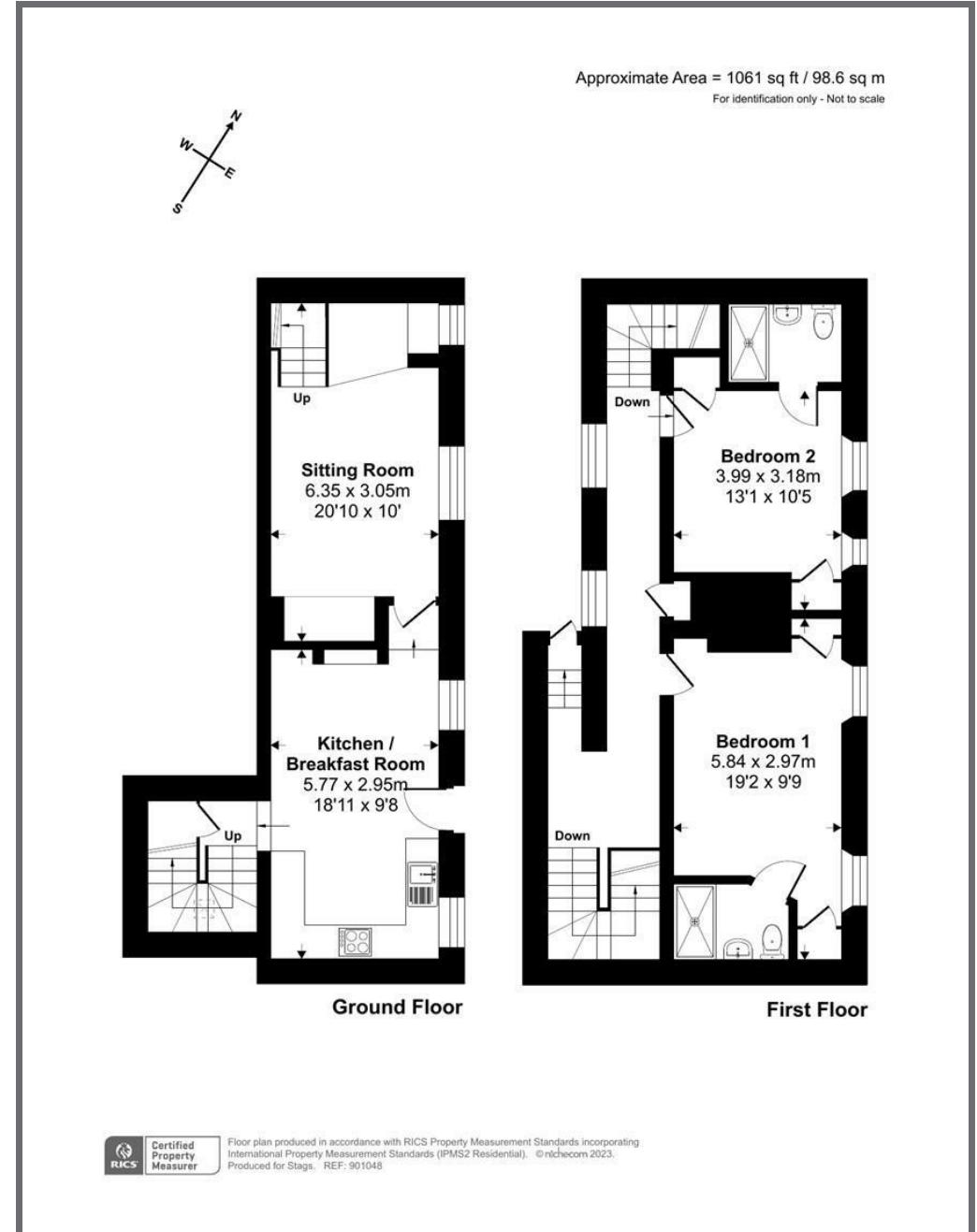
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Approximate Area = 1061 sq ft / 98.6 sq m  
For identification only - Not to scale



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