



**John  
Wood  
& Co**

**Coast &  
Country since 1977**

**Mill Lane, Branscombe, Seaton, Devon**

**£599,500 Freehold**



## PROPERTY DESCRIPTION

A delightful and charming linked detached three bedroomed family home in an idyllic setting with the most appealing views across the valley to the Old Mill and up the valley to Branscombe Church. Located only a short distance from the centre of the village and the Masons Arms public house, with adjacent footpaths down to the beach. The property benefits from a superb wild garden to the rear with stunning outward rural views, a single garage and onsite parking.

Constructed in the 1970's to an individual design, with colour washed brick and part tile hung elevations under a tiled roof, the accommodation is presented to an excellent standard and has the usual attributes of double glazed windows and oil fired central heating. The spacious and versatile accommodation includes, on the ground floor, large entrance hall, lounge/diner, fitted kitchen, living room/ dining room, utility room and cloakroom, with the first floor comprising; three bedrooms, master en-suite shower room and family bathroom.



## FEATURES

- Super location with far reaching views
- Three Double Bedrooms
- Master En-suite Shower Room
- Separate Utility Room
- Single Garage and Onsite Parking
- Ground Floor WC
- Lounge/ Diner
- Living Room/ Dining Room
- Fitted Kitchen
- EPC Rating D





## ROOM DESCRIPTIONS

### The Property:

uPVC small pane double glazed front door with matching side window into: -

### Entrance Hall

Easy rising curving staircase to first floor. Coved ceiling. Coat hooks. Radiator. Understairs storage space. Stained and polished wood floor. Door to:

### Cloakroom

Obscure double glazed window to front. Coved ceiling. White suite comprising: close coupled WC with co-ordinating seat. Pedestal wash hand basin with chrome taps. Splashback tiling. Radiator. Laminate wood effect floor.

Returning to the entrance hall, door to: -

### Lounge/ Diner

17' 10" x 13' 10" (5.44m x 4.22m) max. narrows to 6' 10" (2.08m).

Dual aspect; Small pane double glazed window to side and small pane double glazed windows to either side of patio doors that give access to the rear patio and most attractive views towards the Old Mill and up the valley towards Branscombe church. Coved ceiling. Feature fireplace with brick cheeks, paved hearth and wooden Bessemer fitted with log burning stove. Two radiators.

Returning to entrance hall, archway through to: -

### Kitchen

13' 1" x 8' 9" (3.99m x 2.67m). Small pane double glazed window to front. Coved ceiling. The kitchen has been stylishly fitted to three sides with a matching range of wall and base units with oak door and drawer fronts with stainless steel handles. U-shaped run of roll edge laminate worksurface with inset one and a half bowl stainless steel sink and drainer with chrome mixer tap. Inset Neff 4-ring induction hob with range of cupboards and drawers beneath including space and plumbing for dishwasher and undercounter space for refrigerator. Splashback tiling with matching range of wall cupboards above including Neff stainless steel extraction above hob and open display shelves. Full height unit incorporating Neff double oven and grill with further storage above and below. Corner display shelf. Attractive stained wooden floor.

Obscure glazed sliding doors into: -

### Living Room/ Dining Room

13' 1" x 12' 10" (3.99m x 3.91m)

Superb large small pane double glazed bay window to rear providing delightful panoramic views over the valley towards the Old Mill and Branscombe church. Coved ceiling. Radiator.

Returning to kitchen, door through to: -

### Utility Room

Max. overall incl. A/C 8' 5" x 8' (2.57m x 2.44m).

Small pane double glazed window and matching door to rear, providing access to the patio and the wild flower garden. Coved ceiling. Run of roll edge laminate worksurface with inset circular stainless steel sink and matching drainer. Base cupboard and plumbing beneath for washing machine. Space for tumble drier. Undercounter space for freezer. Splashback tiling with matching triple wall cupboard above. Consumer control unit. Floor standing Grant oil fired boiler for central heating and hot water with Drayton Lifestyle programmer. Ceramic tiled floor. Door to built-in cupboard, with factory insulated hot water cylinder. Back-up immersion heater.

Returning to entrance hall, stairs rise to the first floor.

### First Floor

Small pane double glazed window at half landing. Small pane double glazed window to front at galleried landing. Coved ceiling. Hatch to roof space, with descending ladder. Radiator. Door to large built-in airing cupboard with slatted shelves. Radiator.

Doors off to:

### Bedroom One

11' 10" x 11' 9" (3.61m x 3.58m) plus door recess and wardrobes.

Dual aspect; uPVC double glazed Window to side and uPVC small pane double glazed window to rear providing the most attractive panoramic rural views. Coved ceiling. Radiator. Double doors to large built-in wardrobe cupboard with hanging rail and shelf.

Door to: -

### En-suite Shower Room

Small pane obscure glazed window to side. Coved ceiling. Stylish fitted white suite comprising close coupled WC with co-ordinated seat. Pedestal wash hand basin with chrome mixer tap. Cubicle with bi-fold shower door and matching side panel, fitted with Mira electric shower. Full limestone effect tiling to two walls. Wall mounted mirror and glass shelf. Large wall mounted storage cupboard with two mirror doors. Radiator. Chrome ladder-style towel rail. Wood effect laminate floor.

### Bedroom Two

13' 4" x 10' 11" (4.06m x 3.33m) plus wardrobes.

Small pane double glazed window to rear offering delightful views towards the Old Mill and Branscombe church. Coved ceiling. Radiator. Double doors to built-in wardrobe cupboard with hanging rail and shelf.

### Bedroom 3

10' 4" x 7' (3.15m x 2.13m). uPVC double glazed window to front. Coved ceiling. Radiator.

### Bathroom

Obscure small pane double glazed window to front. White suite comprising: panel bath with chrome taps, fitted with thermostatic shower, shower rail and curtain. Close coupled WC with co-ordinating seat. Pedestal wash hand basin with chrome taps. Full tiling to two walls and bath and shower area with dado feature. Splashback tiling to wash hand basin. Wall mounted mirror cupboard. Chrome ladder-style towel rail. Ceramic tiled floor.

### Outside

The property is approached over a tarmac entrance drive and at the end of Mill Lane, onsite parking, and access to the garage.

### Garage

16' 6" x 8' (5.03m x 2.44m). Masonry construction with a metal up and over door. Light, power and water. Storage space in pitched roof and wooden personnel door to rear.

To the side of the garage, there a concrete path leading round to the front door.

### Front Garden

The front garden has two attractive raised flower and shrub borders, either side of paved steps. The house is screened from the road by mature planting and there is pedestrian access via a flight of paved steps to the lane. At the side of the house secondary access is given to the rear garden via a wooden pedestrian gate.

### Rear Garden

The beautifully landscaped rear garden is a real feature and has delightful views over the valley and has sounds from the local stream in the bottom of the valley which adds to the idyllic setting. A paved patio is edged by a trellis with a trained vine with steps descending at either side to a lower level with a most appealing circular paved seating area with areas of gravel and paving interspersed with specimen planting. The rear garden offers an excellent degree of privacy, and has a shed, a small greenhouse, a delightful wild flower area, vegetable growing patch, apple trees, a fig tree, and various seating areas, which provides a superb setting for outside entertaining and alfresco dining.

### Council Tax

East Devon District Council; Tax Band E - Payable 2023/24: £2662.97 per annum.

### Branscombe

The charming village of Branscombe is nestled on the UNESCO World Heritage site of the Jurassic Coast, between Sidmouth to the west and Lyme Regis to the east and within East Devon's Area of Outstanding Natural Beauty. The area is mostly owned by the National Trust and is set in a beautiful valley meandering down to the sea. The village is arranged in two settlements, one close to the famous Mason's Arms Inn and the other at the upper end, near the parish church. The wide expanse of pebbly beach is backed by magnificent cliffs with coastal paths to Beer and Sidmouth. The village offers two pubs, a primary school, a parish church, village hall and an old forge.

The seaside town of Seaton is located 5 miles east which has an abundance of public gardens, popular attractions, and traffic free shopping with a range of shops, supermarkets and independent retailers. The market town of Honiton, with its main rail link to London Waterloo, is 9 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

### Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

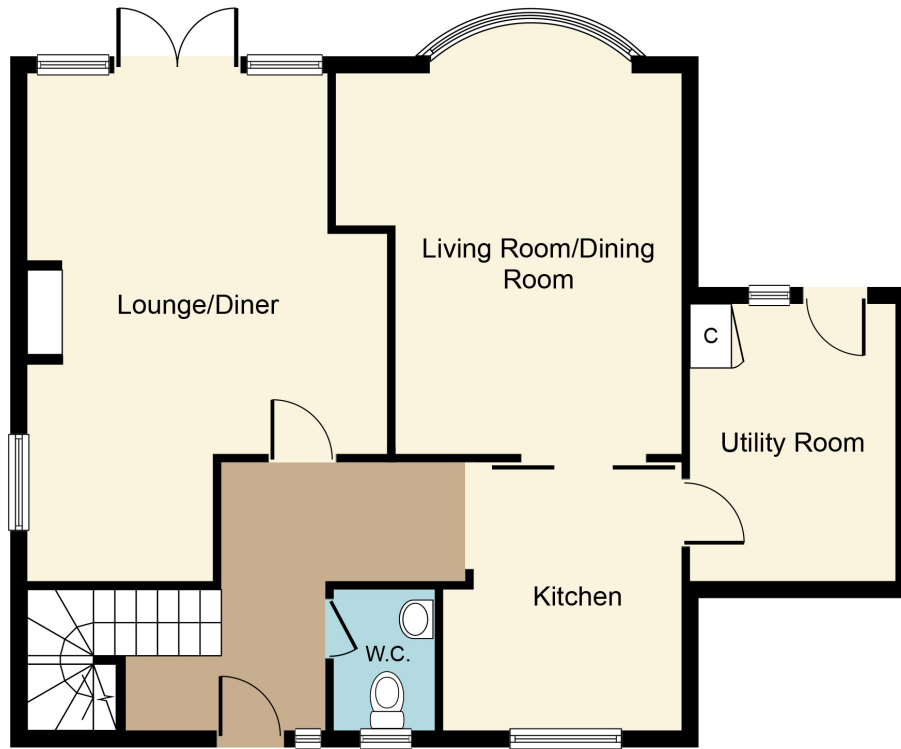
### Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251





**Ground Floor**



**First Floor**

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