

# Barnells, Branscombe, Devon

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A beautifully presented home with **views over Branscombe**, close to the coast and easy access to the village.

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**Summary of accommodation**

Kitchen/dining room | Snug | Sitting room | Utility | Cloakroom  
Principal bedroom with en suite shower room Three further bedrooms | Family bathroom  
Private parking | Terrace | Garden

**Distances**

Branscombe Beach less than 1 mile, Honiton 8 miles, Exeter 15 miles (London Paddington 2 hours 3 minutes)  
(All distances and times are approximate)



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## Situation

Barnells sits on the edge of the picturesque village of Branscombe, surrounded by National Trust land and in the heart of the East Devon Area of Outstanding Natural Beauty with distant sea views. The property is nestled into the side of a stunning valley in an elevated position above the village with sun throughout the day thanks to its south facing position. Branscombe has a thriving all year round community and includes a church, village hall and primary school. Opposite the village hall is a superb café called The Bakery. There are also two excellent pubs, including the award winning Mason's Arms hotel, pub and restaurant.

The coast is about 10 minute walk away and Branscombe Beach can be accessed on foot from Trafalgar Barton via a National Trust footpath. The shingle beach forms part of the World Heritage Jurassic Coast and has a private car park, an exercise area that welcomes dogs and a beach café. There is also a sea shanty on the beach serving excellent food. There are shopping facilities at Sidmouth, about six miles away, where there is a Waitrose supermarket and in Seaton, where there is a large Tesco. Honiton Golf Club and Lyme Regis Golf Club are 8 miles and 13 miles away respectively.

There are some excellent schools in the area including Colyton Grammar, Blundell's at Tiverton, and the schools in Taunton including King's College, Queen's College and Taunton School.

Communication via road and rail is excellent, combining an idyllic and tranquil rural position with accessibility. The A30 can be joined at Honiton, about nine miles to the north and the M5 motorway can be joined at Exeter or Taunton. There are regular mainline rail services from Honiton and Axminster to London Waterloo and from Exeter St David's to London Paddington.

## The property

Barnells is the epitome of gracious living in this immaculately presented four-bedroom residence, where every detail has been carefully curated to offer a blend of sophistication and comfort. This home boasts an impressive principal suite, exquisite reception spaces, and a wealth of amenities for a truly refined lifestyle.



The spacious and elegantly designed kitchen/dining room, offers an inviting space for entertaining. For moments of tranquillity, the cosy snug and sitting room, complete with a fireplace, provide the perfect backdrop for intimate evenings or leisurely weekends.



## Garden and grounds

This property further enhances convenience with ample parking and a charming garden retreat that promises serenity and relaxation. There are also far reaching views over the valley as well as a lovely terrace making it ideal for al fresco dining. With its harmonious fusion of aesthetics and functionality, this residence invites you to experience the best in modern living.

## Services

Mains water and electricity, mains drainage, oil.

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

## Directions (Postcode EX12 3DB)

From junction 30 of the M5 motorway, take the A3052 Sidmouth Road. Do not turn right into Sidmouth, but continue through Sidford and cross the River Sid. Continue up the hill for about 1.4 miles and turn right signposted Dunscombe, Weston and Branscombe. Follow this road down into Branscombe, past the church, post office and forge. Immediately after the village hall, turn left into a narrow lane. A few hundred yards up this lane the entrance to Trafalgar Barton and Barnells. Barnells will be seen on the left-hand side. For those using the A303, Barnells is about 10 miles from the Honiton exit of the A30. From the exit take the A375 Sidmouth Road southbound for just over 2 miles. Turn left onto Seaton Road and continue for about 4 miles. At the end of the road turn left onto the A3052 and then after about half a mile turn right onto Locksey's Lane. After about a mile and a half the entrance to Barnells will be seen on the left-hand side.

## Property information

**Tenure:** Freehold

**Local Authority:** East Devon District Council: 01395 516551

**Devon County Council:** 01392 382000

**Council Tax:** N/A

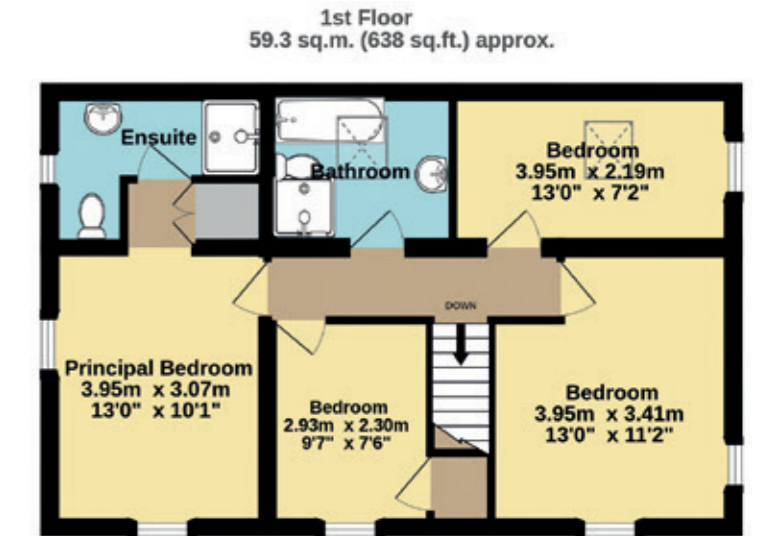
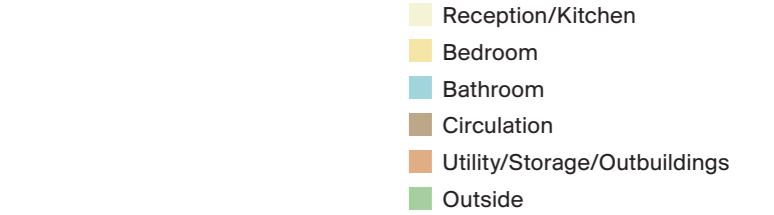
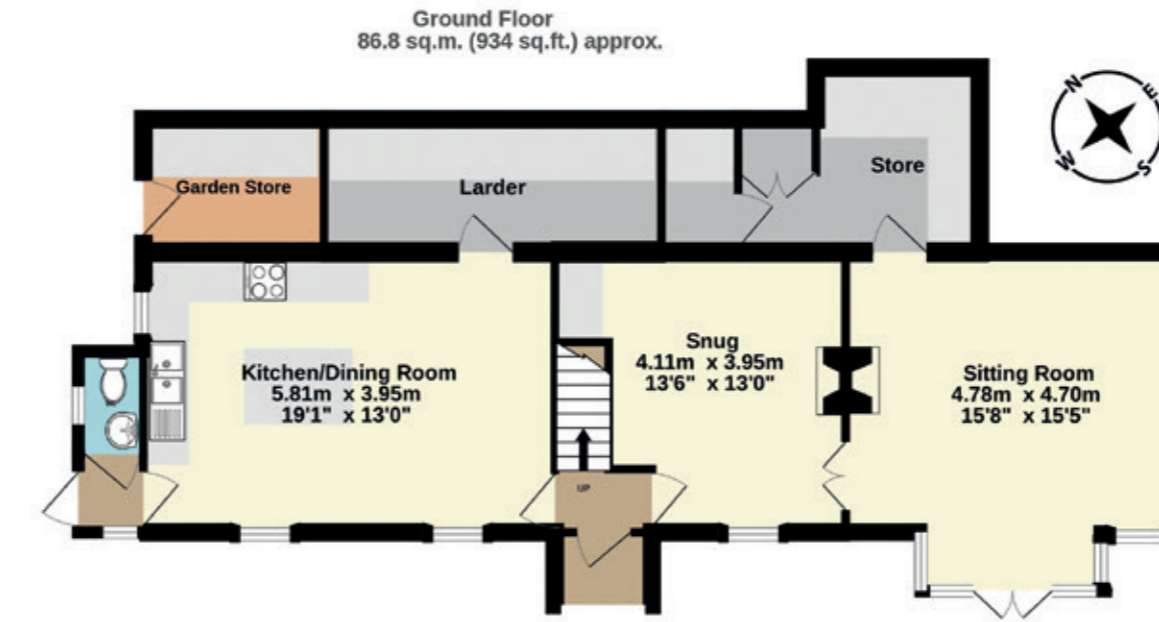
**EPC Rating:** E

**Guide Price:** £1,100,000



**Approximate Gross Internal Floor Area**  
146.0 sq m (1572 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated September 2023.

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